

Reconnaissance Survey of Portions of South Omaha



Reconnaissance Survey of Portions of
South Omaha
Nebraska Historic Buildings Survey

Prepared for:

City of Omaha and
Nebraska State Historical Society



Prepared by:

Mead & Hunt, Inc.
preservation@meadhunt.com

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Architectural historians from Mead & Hunt who contributed to the survey and report include Bob Frame, Chad Moffett, and Christina Slattery. Report layout completed by Kent Jacobson.

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The City of Omaha Certified Local Government (Omaha CLG), in cooperation with the Nebraska State Historical Society (NSHS), contracted with Mead & Hunt, Inc. to conduct a Nebraska Historic Buildings Survey (NeHBS) of portions of South Omaha. Mead & Hunt completed the survey between November 2004 and June 2005.

The survey area contains historic portions of South Omaha, prior to annexation to the city of Omaha in 1915, and portions of the city of Omaha. The survey area is approximately 3 1/2 square miles and contains approximately 5,800 properties. Generally the survey area is bounded by Martha Street on the north; Q Street on the south; the railroad tracks that parallel the Missouri River on the east; and the railroad corridor and Interstate 480 on the west (see Map of Survey Area in Chapter 2).

The survey area generally consists of late nineteenth and early twentieth-century single- and multiple-family dwellings and commercial, educational, and religious resources. The South Omaha Main Street Historic District and six individual properties are listed in the National Register of Historic Places (National Register) and six individual properties are designated as Omaha Landmarks (see Appendix A).

Mead & Hunt conducted the reconnaissance-level survey in accordance with the *Secretary of the Interior's Standards for Archaeology and Historic Preservation* and *Standards for Identification and Evaluation* and the NeHBS survey standards. Surveyed properties were evaluated for their potential to be eligible for the National Register and for designation as an Omaha Landmark. Omaha Landmark properties were also evaluated for their potential to be eligible for the National Register. The reconnaissance survey identified seventeen individual properties and two historic districts that are recommended as candidates for National Register and / or Omaha Landmark designation.

This survey report documents the results of historical research and field investigations. Chapter 1 of the report contains an overview of the historical development and outlines historic contexts for the survey area. Chapters 2 through 4 of the report include a discussion of the survey methodology, a description of architectural styles documented within the survey area, Mead & Hunt's recommendations for National Register and Omaha Landmark designation and future research considerations, and an introduction to the survey process and its administrators. The report concludes with a list of the surveyed properties, a bibliography, and a glossary of terms used in the report.

Mead & Hunt would like to thank the following state and local organizations and individuals for assisting us with this study: Lynn Meyer and James Krance of the City of Omaha Planning Department; Douglas County Historical Society; University of Nebraska-Omaha Archives and Special Collections; Bill Callahan, Jill Ebers, Bob Puschendorf, and Stacy Stupka-Burda of the Nebraska State Historic Preservation Office (NeSHPO); the staff of the Nebraska State Historical Society Archives and Library, and the Omaha Public Library.

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Chapter 1

Historic Overview of Survey Area

Introduction

The survey area for this project is bounded generally by Martha Street on the north; Q Street on the south; the railroad tracks that parallel the Missouri River on the east; and the railroad corridor and Interstate 480 on the west. For a detailed description and map showing the survey area boundaries, see Chapter 2. The survey area is located within a larger area of Omaha identified locally as "South Omaha." This area includes land that historically was within the incorporated limits of two cities: the city of Omaha and the city of South Omaha. The cities remained separate entities until 1915, when South Omaha was annexed by Omaha. The survey area includes roughly the north half of the original city of South Omaha and a southern portion of the city of Omaha. The survey area contains three large tracts of land that were annexed to the city of Omaha in 1873, 1897, and 1915.

This narrative provides an overview of the historic development and identifies many of the important themes in the development of the survey area. When possible, this overview presents information about specific historic resources documented during field survey (for a discussion of the field survey, see Chapter 2). When a surveyed property is mentioned, its Nebraska Historic Buildings Survey site number follows its reference.

Nebraska Historic Buildings

Survey Site Numbers

Each surveyed property in the Nebraska Historic Buildings Survey is assigned a site number. Site numbers begin with an abbreviation of the county - DO is the abbreviation for Douglas County. Each county abbreviation is followed by a sequential two-digit number assigned to communities within each county; 09 is the two-digit number for the city of Omaha. This number is then followed by a four-digit map number that indicates the city plat map where the resource can be found. The last three numbers refer to the specific resource mapped on the city plat map (i.e., DO09:0098-012). When a property is mentioned, its Nebraska Historic Buildings Survey site number follows its reference.

Early Development of the City of Omaha

The city of Omaha was incorporated in 1857. Active promotion by early settlers and business interests resulted in the city serving as the territorial capital for 13 years. When Nebraska gained statehood in 1867, the capital was moved to Lincoln.

Omaha's location on the Missouri River's west bank initially established it as a regional center of trade in the nation's westward movement. Outfitters for

Chapter 1. Historic Overview of Survey Area

those heading west received their merchandise by steamboat, and supplied goods for settlers, miners, and traders. Omaha emerged as a transcontinental communications and transportation center in the 1860s. This occurred after the Western Union Telegraph Company strung telegraph wires from Omaha west, eventually linking the Pacific and Atlantic coasts, and the Omaha-based Union Pacific Railroad joined with the Central Pacific Railroad to create the first transcontinental rail line. Its key position along these transcontinental systems identified Omaha as the nation's "Gate City" to California and the West. Prospering from these developments, Omaha's population quadrupled from 4,000 in 1860 to over 16,000 in 1870, and it became Nebraska's largest city.¹

Founding of South Omaha and the Industrial Suburb

The city of South Omaha grew out of nineteenth-century efforts to create a livestock center in the Omaha vicinity. Several key factors favored Omaha as a location for large stockyards: (1) the spread of cattle ranching to the northern plains made Omaha a central location between the ranching region and the meatpacking industry in Chicago; (2) Omaha had access to cheap and plentiful feed grain supplies; (3) Omaha had become an important rail hub, making livestock shipping possible; and (4) successful Omaha industrialists had accumulated the capital necessary for investment in livestock enterprises.²

Efforts to open an Omaha livestock market culminated in the 1883 incorporation of the Union Stockyards Company, located near the Union Pacific line in the area soon to be the city of South Omaha. Cattle assembled at the stockyards would be shipped 400 miles to the established meatpacking plants in Chicago. For Omaha to make the most of its livestock industry, however, meatpacking plants had to be located near its stockyards so investors could benefit from both industries. Shipping fresh meat long distances was not practical until the introduction of the refrigerated railroad boxcar around the same time the stockyards were developed. With the new rail cars, cattle could be slaughtered in Omaha packinghouses and the meat could be shipped safely to eastern markets. The combined industries attracted jobs and investments away from Chicago and to Omaha. Omaha could benefit from the stockyards and packinghouses side by side, with the Omaha-based railroads bringing in livestock and shipping out meat products.

To plan and locate their livestock and meatpacking facilities, Omaha's industrialists used a new model of the "industrial suburb," which had been pioneered in Chicago after 1870. A key feature of the industrial suburb was the movement of large enterprises out of the central city to expansive tracts of open land with room for future growth and easy access for railroad transportation networks.³

The city of South Omaha was an industrial suburb of the city of Omaha, dedicated to stockyards and meatpacking plants. There was acreage for workers' housing, expansion of facilities, and rail lines to bring livestock in and ship meat products out. A 1915 study of the industrial suburb observed that "South Omaha ... in 1883, sprang up around the stockyards at a railway junction so rapidly as to win the name 'Magic City.'"⁴

The growth and change from farmland to industrial suburb was anticipated and directed by the stockyards' investors, who created a land syndicate. Realizing that the stockyards and packinghouses would attract a large labor force, the syndicate platted a 389-acre town in addition to a 1,800-acre industrial parcel. The town plat was filed in July 1884 as South Omaha.⁵

On October 16, 1886, South Omaha was incorporated as a village. Little more than a year later, the village was designated a second class city, because its population surpassed 5,000.⁶ South Omaha's status as an independent city is reflected in its public buildings erected at the time: the post office, 1895; city hall, 1906; and police station, 1907.⁷ In the five years after 1885, residential settlement near the stockyards rocketed from almost nothing to 10,000.⁸

By 1890 investors had convinced major Chicago firms to establish packinghouses near the stockyards. Known as the "Big Four," they included the George Hammond Packing Company, Fowler Brothers (later the Omaha Packing Company), Armour-Cudahy Packing Company, and Swift and Company. In addition to the four giant meatpackers, which were worth millions, South Omaha in 1890 had 37 cattle companies and three banks.⁹

A significant commercial area developed around N Street, which connected 24th Street with the stockyards, meatpacking plants, and train stations. The railroads brought the ranchers to South Omaha

together with their cattle to sell at market. While in town the cattlemen patronized businesses along N Street by staying in hotels and shopping for goods to bring back to farms and ranches. After the cattle auctions, they took passenger trains back home.



South 24th Street looking north from N Street in 1914

The stockyards and packinghouses hired many immigrants to fill their rapidly growing needs for labor. Swift, for example, employed more than 1,000 workers in 1892, many of them immigrants. Overall, the packing industry did more to encourage immigration to Omaha than any other industry in this period.¹⁰

South Omaha Main Street Historic District

Located four miles south of downtown Omaha, and extending along South 24th Street from O to M Streets, is the South Omaha Main Street Historic District (listed in the National Register). Its 33 commercial and civic buildings date to the 1890-1910 period and represent the historic center, or "Main Street," of the original city of South Omaha. With its high degree of historic and architectural integrity, the district embodies the city's characteristics both before and after its annexation by the city of Omaha in 1915. District properties reflecting South Omaha's pre-annexation identity include Packers National Bank, 4939 South 24th Street (DO09:0096-004), and South Omaha City Hall, 5002 South 24th Street (DO09:0096-005).

[Lynn Bjorkman, "South Omaha Main Street Historic District," National Register Nomination Form: National Park Service, listed 14 February 1989, available at City Planning Department, Omaha, Nebraska. Because this district was listed in the National Register it was not included in the survey, but the information was reviewed to establish a context for the survey results.]

South Omaha's plat was aligned with the plat for the city of Omaha, suggesting a future convergence of the two. North-south streets were aligned with existing streets in Omaha, and street numbers also corresponded with those to the north. East-west streets were assigned letters of the alphabet, A through O. The plat was comprised of 100 blocks, which typically measured 320 by 360 feet each. Blocks were divided into lots that measured 60 by 150 feet, with two blocks reserved for a park near D and 25th streets. The land syndicate investors created Syndicate Park on a 108-acre tract northeast of the plat. It was later reduced in size, renamed Spring Lake Park, and became part of the Omaha park system.¹¹

Park & Boulevard System

The city of Omaha created a park commission in the 1880's, the same era that saw the rapid development of industry in South Omaha. Its efforts were among the city's earliest attempts at zoning. In 1889 the city commissioned noted landscape architect Horace W. Cleveland to design a city-wide system of green space and recreational areas. Later, the parks were linked by carefully planned landscaped boulevards. The park and boulevard system is eligible for the National Register. A National Register Nomination was completed in 2004 .

[Further information available at the Omaha Planning Department.]

Street Railways and Urban Development

In 1886 a Union Pacific commuter railroad created the first rail link between Omaha and South Omaha.¹² The railroad connection would prove to be less important for South Omaha's growth than the streetcar, which was rapidly spreading through American cities at the same time that South Omaha was being developed. South Omaha's street railways began with horse-drawn trolleys and cable-car systems, and later expanded to electric streetcars. The street railway networks connected downtown with neighborhoods and suburbs, fostering the growth of residential areas that became known as "streetcar suburbs." As a recent study of suburban development has stated, "unlike railroad suburbs which grew in nodes around rail stations, streetcar suburbs formed continuous corridors," with linear development along the line. With the new street railway lines, city residents were no longer limited by the need to live within walking distance of work.¹³

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Between 1889 and 1895 the Omaha Motor Railway built lines into South Omaha on 11th (which later moved to 10th), 13th, and 16th Streets. Opening in December 1889, the 16th Street line was the first street railway line built into the city of South Omaha.¹⁴ It turned west from 16th Street onto Vinton Street and traveled Vinton Street to 24th. At 24th Street, the line continued south to the stockyards at N Street. The north-south lines converged on Vinton Street to make east-west connections between their routes, allowing the cars heading south from Omaha on different streets to eventually reach the stockyards area. By 1895 the three lines were known locally as both the South Omaha Line and the Vinton Street Line.¹⁵

Vinton Street Commercial Historic District

Vinton Street is located in the city of Omaha, south of the downtown in an area locally identified as South Omaha. The route of Vinton Street extends from South 11th Street at its eastern terminus to South 25th Street at its western terminus.

The Vinton Street Commercial Historic District encompasses 17 commercial buildings facing Vinton Street with construction dates that range from 1890 to 1923. The district extends two-blocks from South 17th Street in the east to Elm Street in the west.

Collectively, the buildings of the Vinton Street Commercial Historic District represent a core concentration of commercial buildings that have provided goods and services to South Omaha residents. These buildings continue to be associated with commercial development in South Omaha and display good historic integrity.

A National Register Nomination was prepared for the Vinton Street Commercial Historic District for its association with commercial development in South Omaha. The district is an intact collection of late-nineteenth and early-twentieth century commercial buildings that developed to serve the needs of area residents brought about by the development of Omaha and South Omaha. The historic district displays visual continuity and unity of form, scale, and functions and retains sufficient historic integrity to convey its association with commercial development in South Omaha. For more information on the Vinton Street Commercial Historic District contact the city of Omaha CLG or the NSHS contacts listed in Chapter 4.

[Further information available at the Omaha Planning Department.]

The “streetcar suburbs” developed for a couple of reasons. Because the railways were permanently embedded in the streets, the routes rarely changed. Streetcar traffic was predictable and developers could count on its continued existence. Riding along the rail lines, a streetcar made many regular stops spaced at short intervals, a pattern noticed by developers who located their housing projects within a five- or 10-minute walk of the streetcar line. Neighborhood-oriented commercial facilities, such as grocery stores, bakeries, and drugstores, clustered at the intersections of streetcar lines or along the more heavily traveled routes. Apartment houses also appeared at these locations. Such development along street railways occurred in many cities and is seen in the survey area.¹⁶

In 1902 all the existing street railways in Omaha and South Omaha were consolidated into a single company, the Omaha & Council Bluffs Street Railway (O&CBSR).¹⁷ The only remaining building from the street railway company in the survey area is the O&CB Street Railway Company building (DO09:0096-012) at 5020 South 24th Street.

As South Omaha and Omaha continued to grow, the land between them filled with neighborhood development, until the two cities merged into a single urban area whose boundaries were nearly invisible.¹⁸ A proposal by the city of Omaha in 1890 to annex the city of South Omaha and claim its tax base was defeated by South Omaha’s independent-minded city residents. South Omaha retained its independence for 25 more years, despite attempts to force annexation, until a city-wide vote in 1915 brought it under the larger city’s jurisdiction.¹⁹

Fritz Müller

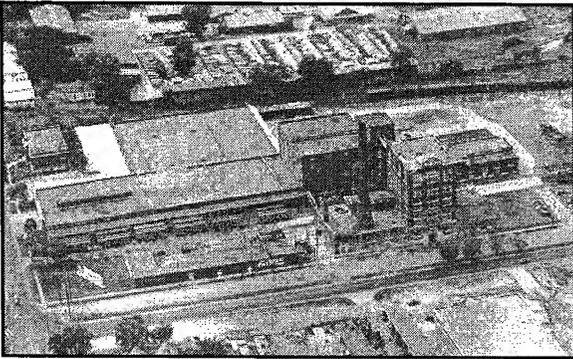
Fritz Müller arrived in Omaha in 1881 and became a prominent member of the German immigrant community. He was active in local politics, beer concessionaire and established numerous restaurants. Among his real estate investments was a block and a half of commercial properties on Vinton Street, between 16th and 19th Streets and a commercial building at the corner of South 16th Street and B Street. Müller was one of South Omaha’s most prominent German business owners.

[Further information available at the Omaha Planning Department.]

Immigration and Growth

A recent historian expressed “no doubt that Omaha qualified as an ‘immigrant city.’”²⁰ The Union Pacific Railroad, with both its headquarters and shops in Omaha, and South Omaha’s stockyards and packinghouses were magnets for immigrant workers.²¹ By 1880 a third of Omaha’s population was foreign-born and over half claimed foreign ancestry. In 1900 a quarter was foreign-born and roughly half reported foreign parentage. Between 1900 and 1930 Omaha’s percentage of foreign-born residents was greater than the nation’s, and much larger than other cities in the Missouri River Valley.²² The percentages of foreign-born and foreign ancestry within the survey area did not decline substantially until the 1930s and 40s.²³

Although the overall numbers of immigrants remained high from 1880 to 1940, the countries of origin changed from northern Europe to eastern and southern Europe. Before 1910, immigrants came largely from Germany, Ireland, Scandinavia, and England. After 1910, more immigrants came from Italy, Poland, Bohemia (Austria-Hungary), and Russia. A small African American residential area near the stockyards added to the area’s diversity, as did the beginnings of the Hispanic community in South Omaha, although Omaha’s larger African-American community was located in the northern portion of Omaha outside the survey area.²⁴



Falstaff Brewing Corporation complex (formerly Krug Brewery) at 25th and Vinton Streets, c. 1955 (portions nonextant)

During the 1880-1940 period, Germans were the largest single immigrant nationality, living throughout Omaha and in concentrations in South Omaha, including within the survey area. The Deutsches Haus (DO09:0101-001) located at 4206 South 13th Street was constructed in 1908. The

Sophus F. Neble

Sophus F. Neble was a journeyman printer when he immigrated to America from Denmark in 1883. He knew little about the Danish-American press and the founding in 1872 of *Den Danske Pioneer* in Omaha. The paper’s publisher, Mark Hansen, offered Neble work and, in 1887, sold him the newspaper operation. Struggling with debt and competition from over 50 other Danish or Dano-Norwegian papers, Neble persevered. He became an influential editorial voice read in Denmark as well as the United States. The *Pioneer* was the leading Danish-American paper when he moved its production facilities into the newly constructed Neble Building in 1903. After Neble’s death in 1931, his wife and son continued the paper. In 1958 it was moved to Elmwood Park, Illinois, where *Den Danske Pioneer* continues to be published biweekly in Danish and English in 2005.

[Marion Marzolf, “Danish-Language Press in America,” Norwegian-American Historical Association, Northfield, MN, www.naha.stolaf.edu/publications/volume28/vol28_11.htm (accessed 17 December 2004).]

building served as a social hall and gathering place for the area’s German immigrants. Germans comprised between 20 and 50 percent of the proprietors of Vinton Street businesses from the 1880s to the 1920s north and east of Spring Lake Park. Despite the large numbers of German immigrants, their assimilation was hastened by nationwide anti-German sentiment during World War I.²⁵

Scandinavian immigrants collectively outnumbered the Germans. Immigrants groups from Sweden, Norway, and Denmark assimilated more quickly than some other groups, although they founded social lodges to continue their ethnic associations. The Danish community read *Den Danske Pioneer*, America’s largest and most influential Danish-language paper. It was founded in Omaha in 1872 and, after 1887, published by Sophus F. Neble. In 1903 he constructed the Neble Building (DO09:0191-013) at 3510 South 24th Street as a home for the paper.²⁶

The area known as “Little Poland” developed near the packinghouses between 25th and 29th Streets and F and L Streets. Poles and Czechs lived in the mixed cultural area near 26th and Martha Streets known as “Sheelytown,” named for the 1880s packinghouse founded by the Sheely Brothers. The earliest residents of Sheelytown, like the Sheelys themselves, were Irish. As Polish immigrants moved to Sheelytown, much of the Irish population moved

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further south. Remaining commercial structures in the Sheelytown area include Dinker's Bar (DO09:0197-003) at 2368 South 29th Street, and two small commercial buildings (DO09:0197-004, DO09:0197-005) at 2453-2457 South 27th Street.²⁷

Nebraska has the largest Czech population, per capita, in the United States,²⁸ and Czechs (or Bohemians) were among the earliest and best organized nationalities in Omaha.²⁹ The original Bohemian district, represented by the Sokol Omaha building was along South 13th Street, largely north of the survey area. Later communities of Czechs developed on the east side of South Omaha.³⁰

Greeks came to South Omaha in 1904 as strike breakers in the packinghouses and as railroad workers. In 1908 Greek immigrants built St. John's, an Orthodox church at 2301 South 16th Street (today it is Assumption Ukrainian Catholic Church, DO09:0111-054), but the fatal shooting of a policeman by a Greek man the following year led to anti-Greek rioting that received nationwide notoriety and resulted in almost all Greeks leaving South Omaha.³¹

Some packinghouses were Jewish-owned and a small Jewish community grew up around 26th Street, from N Street to Q Street. Unlike many ethnic groups, South Omaha's Jewish population declined substantially after World War I.³² Other, smaller, ethnic groups living in the general survey area included Serbs, Croatians, and Lithuanians.

Churches in both Omaha and South Omaha reflected the ethnic groups that arrived to fill the new jobs. Catholic churches predominated, because the earliest Omaha and South Omaha immigrants-including some of the stockyards investors-were Irish. St. Agnes Parish was organized in 1888, followed by St. Bridget's Parish in 1895. The current St. Bridget's Church (DO09:0187-002) was built in 1913 at 4112 South 26th Street. Eastern and Southern European immigrant groups formed South Omaha Catholic parishes in the 1890-1910 era, including Czechs, Poles and Lithuanians.³³

By 1910 Scandinavian Lutherans had established separate Swedish, Danish, and Norwegian congregations in the survey area. The Swedish Evangelical Lutheran Church (DO09:0108-017) is at 3219 South 23rd Street. Central to the Hispanic community in South Omaha has been Our Lady of Guadalupe

Church (DO09:0096-211) which was established in 1928. The present church was built in 1951 at 2310 O Street. The Hispanic community is centered between the Kennedy Freeway or Interstate 480 on the west and the Missouri River on the east, and south of F Street to the Sarpy County line.³⁴

Livestock Exchange Building

The success of the livestock industry and South Omaha was reflected in the 1926 construction of the 11-story Livestock Exchange Building. Significant for both its architecture and its place in the city's history, the Livestock Exchange Building remains the most prominent building in South Omaha. Although it is outside the survey area, it represents a significant theme in the area's history.

[Lynn Meyer and Dirr, Melissa, "Livestock Exchange Building" National Register Nomination Form, National Park Service, listed 7 July 1999, 8:2.].

Annexation

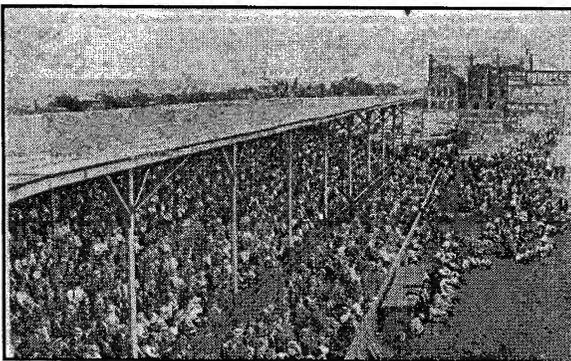
Due to rapid industrial and residential development, the boundary separating Omaha and South Omaha had been increasingly blurred leading up to annexation in 1915. After annexation the name "South Omaha" no longer defined a separate city, but instead suggested an urban area that encompassed the earlier city of South Omaha as well as the southern part of the original city of Omaha.

The population level had stabilized in South Omaha between 1900 and 1910, since the large packinghouses had established their levels of production and had little need for more workers. Immigration decreased in the 1920s following enactment of new federal restrictions, although half the population of Omaha was still comprised of immigrants and their children.³⁵

The northern portion of the original city of South Omaha changed little after annexation. The meatpacking and stockyards-based economy persisted for another four decades. A year after annexation, the stockyards became second largest livestock market in the United States. By 1920, the stockyards and packing plants employed over 13,000 people.³⁶

The mid-1920s brought increased use of motor vehicles and changes to city development patterns and the livestock industry. Competition to the street railway arrived in 1923, when the first city bus company began a limited service route. In 1925 the O&CBSR also added buses to extend service beyond its rail lines. Trucks increasingly replaced the railroad as the livestock market's primary means of transport and signaled a trend that would later lead to the decentralization of the meatpacking industry. At the same time, the automobile gained popularity. Corner service stations and filling stations opened, such as the stations at 5133 South 20th Street (DO09:0096-135), and 2402 South 24th Street (DO09:0197-008). In 1936 the Works Projects Administration (WPA) financed South Omaha bridge (listed in the National Register), at Missouri Avenue, opened to increase direct trucking of livestock to South Omaha stockyards from Iowa and western Nebraska with new refrigerated trucks that crossed the river in and out of Omaha without going through downtown streets.³⁷ During World War II, buses overtook streetcars as the dominant form of urban mass transit.³⁸

In general, there was little new residential and commercial construction during the Depression and World War II, other than projects financed by federal relief agencies of the New Deal, such as the WPA. Aside from the South Omaha Bridge, the New Deal agencies do not appear to have had a notable impact on the survey area. The period was marked by labor strife, including violent union struggles with the streetcar company. Among Omaha's significant business developments at the time was the growth of the insurance industry, which produced major companies and tall buildings in the downtown core, but had little influence in South Omaha and the survey area.³⁹



*Rourke Park grandstand during the 1916 season,
(nonextant)*

From World War II to the 1960s

After World War II, the ever-expanding use of trucks and automobiles had a significant effect on the survey area. Blocks of houses and commercial buildings were demolished to make way for the construction of the Kennedy Freeway, I-80, and I-480 in the 1960s. While the construction of Interstates disrupted city street grids, the park and boulevard system and traditional neighborhoods, including Sheelytown, they accelerated the post-war population movement from older neighborhoods to newly created suburbs.⁴⁰ This shift in population, the demise of the street railways, and the development of modern suburban shopping centers altered the customer base and services of established commercial areas along Vinton Street and 24th Street. Some businesses reoriented their services toward the Hispanic population in the surrounding neighborhoods. Others became specialized shops, such as antique stores, that depended less on nearby residents and more on distant customers arriving by automobile.⁴¹

Community growth in the 1950s and 60s is represented by the construction in 1954 of the new South Branch Library (DO09:0098-077) at 2302 M Street, with its modern steel rigid frames that allowed maximum interior open space, and the Stock Yards National Bank building, built in 1963 (DO09:0098-075) at 4702 South 24th Street, which had a drive-through window for customers in automobiles.⁴²

Omaha was the world's largest livestock market from 1955 to 1973. In 1957 the livestock industry directly affected or employed half of Omaha's work force. But the high point did not last. Between 1967 and 1976, obsolete facilities, high labor costs, and a decentralized national livestock market caused all four major meatpackers to close their operations in South Omaha.⁴³ The Union Stockyards structures were recorded for posterity and then, in the 1990s, demolished. The historic Livestock Exchange Building today is under renovation for varied new uses.⁴⁴ Johnny's Cafe (DO09:0183-031), a longtime neighbor to the stockyards that advertises itself as "Omaha's original steakhouse since 1922," rebuilt in its present location at 4702 South 27th Street in the 1950s.⁴⁵

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Although the large, traditional, meatpacking plants closed as the industry evolved nationally, meatpacking made a resurgence in the 1990s in the form of smaller, more mechanized, non-union plants, such as Greater Omaha Packing Company, Nebraska Beef, Northern States Beef, Monfort, and IBP, Inc.⁴⁶

The survey area continues to be a diverse and evolving community of ethnic groups. By the 1990s, a demographic shift had occurred in the surviving meatpacking industry, with most workers coming from Mexico and smaller groups from Central America. Spanish became the language on the floor of almost every packinghouse. The Polish community's large church built in 1926 was, by the 1990s, serving the Hispanic population in addition to the Polish parish (Immaculate Conception Church & School, DO09:0195-002, DO09:0195-003, listed in National Register).⁴⁷ Hundreds of packinghouse workers from Mexico, Guatemala, and El Salvador now attended St. Agnes Church and its sister parish, Our Lady of Guadalupe. Hispanic grocery stores opened on Vinton Street and 24th Street, and in 1996 an all-Spanish radio station began broadcasting.⁴⁸ In 1993 the historic Polish Home building, built in 1916 as a school, was refurbished to accommodate El Museo Latino (DO09:0183-007), located at 4701 South 25th Street, which exhibited the history, art, and culture of the Hispanic community in Omaha and beyond.⁴⁹

Notes

¹Lawrence H. Larsen and Barbara J. Cottrell, *The Gate City: A History of Omaha* (Boulder, Colo.: Pruett Publishing Company, 1982), 31.

²Lynn Bjorkman, "South Omaha Main Street Historic District" National Register Nomination Form, National Park Service, listed 14 February 1989, 8:0.

³Sam B. Warner, Jr., *Streetcar Suburbs, The Process of Growth in Boston, 1870-1900* (Cambridge, Mass.: Harvard University Press and the M.I.T. Press, 1962), 104-105.

⁴Graham R. Taylor, *Satellite Cities: A Study of Industrial Suburbs*, Reprint ed., *Rise of Urban America Series* (New York: D. Appleton & Co., 1970), 4.

⁵Bjorkman, 8:2.

⁶Bjorkman, 8:2.

⁷Bjorkman, 8:6.

⁸Larsen and Cottrell, 77.

⁹Bjorkman, 8:1; *Omaha Stockyards: A Century of Marketing, Commemorative Book, 1884-1984* (Omaha: N.p., 1984), 10; Larsen and Cottrell, 77.

¹⁰Val J. Goodman, "Vinton Street: Evolution of an Ethnic Retail Ribbon, 1889-1989" (M.A. Thesis, University of Nebraska at Omaha, 1993), 3; Omaha City Planning Department, *A Comprehensive Program for Historic Preservation in Omaha* (Omaha: Landmarks Heritage Preservation Commission, 1980), 32.

¹¹Bjorkman, 8:2; Federal Writers' Project, *Omaha: A Guide to the City and Environs*, ed. Linda Miller, *American Guide Series* ([Omaha]: [Omaha Public Library], 1981), 174.

¹²Bjorkman, 8:2.

¹³Linda F. McClelland, David L. Ames, , and Sarah D. Pope, "Historic Residential Suburbs in the United States, 1830-1960" National Register Multiple Property Documentation Form, National Park Service, 2002, E:4-5.

¹⁴Richard Orr, *O&CB: Streetcars of Omaha and Council Bluffs* (Omaha: Richard Orr, 1996), 80, 87, 96.

¹⁵Dennis Thavenet, "A History of Omaha Public Transportation" (Master's Thesis, University of Nebraska at Omaha, 1960), 45-47.

¹⁶McClelland, Ames, and Pope, E:5.

¹⁷Orr, 154.

¹⁸Omaha City Planning Department, 35.

¹⁹*Omaha Stockyards: A Century of Marketing, Commemorative Book, 1884-1984*, 11-12.

²⁰Larsen and Cottrell, 158.

²¹Larsen and Cottrell, 220, 258-259, 307.

²²Larsen and Cottrell, 158.

Chapter 1. Historic Overview of Survey Area

- ²³ Goodman, 3-4.
- ²⁴ Bertha W. Calloway and Alonzo N. Smith, *Visions of Freedom on the Great Plains: An Illustrated History of African Americans in Nebraska* (Virginia Beach, Va.: Donning Co., 1998), 104.
- ²⁵ Larsen and Cottrell, 158-159.
- ²⁶ Marion Marzolf, "Danish-Language Press in America", Norwegian-American Historical Association, Northfield, Minn. www.naha.stolaf.edu/publications/volume28/vol28_11.htm (accessed 17 December 2004).
- ²⁷ Goodman, 8; Larsen and Cottrell, 158, 160-161; David A. Lopez, *The Latino Experience in Omaha: A Visual Essay*, vol. 29, *Mellon Studies in Sociology* (Lewiston, N.Y.: Edwin Mellen Press, 2001), 33; *Omaha Stockyards: A Century of Marketing, Commemorative Book, 1884-1984*, 9; Federal Writers' Project, 184; Omaha City Planning Department, 36.
- ²⁸ Lopez, 36.
- ²⁹ Larsen and Cottrell, 159.
- ³⁰ Larsen and Cottrell, 158.
- ³¹ Larsen and Cottrell, 162-166; Saint Johns Greek Orthodox Church, "About Saint Johns Community," Synaxis Orthodox Outreach Ministry, www.synaxis.org/cn/stjohn/abtsjohns.html (accessed 28 October 2004).
- ³² Louis E. Lipp, "The Jews of South Omaha, 1884-1984" Omaha, Louis E. Lipp, 1884, 1-16; Omaha City Planning Department, 54.
- ³³ Omaha City Planning Department, 35.
- ³⁴ Lopez, 40; Omaha City Planning Department, 69-70.
- ³⁵ Larsen and Cottrell, 158.
- ³⁶ *Omaha Stockyards: A Century of Marketing, Commemorative Book, 1884-1984*, 16.
- ³⁷ Charlene K. Roise, "South Omaha Bridge" National Register Nomination Form, National Park Service, listed 29 June 1992, Sec. 8.
- ³⁸ Thavenet, 75-77.
- ³⁹ Larsen and Cottrell, 193-218.
- ⁴⁰ *Omaha Stockyards: A Century of Marketing, Commemorative Book, 1884-1984*, 9.
- ⁴¹ Goodman, 92-93.
- ⁴² South [Omaha] Branch Library, "South [Omaha] Branch Library" [Omaha], 1954, n.p; "Library Open House Tuesday," *South Omaha Sun*, 1954, October 21, 1954; "New Bank Schedules Open House," *South Omaha Sun*, 1963, March 28, 1963.
- ⁴³ Larsen and Cottrell, 250-251.
- ⁴⁴ Lynn Meyer, "Packer's National Bank Building" National Register Nomination Form, National Park Service, listed 16 May 1985, 8:3; Bjorkman, 8:2.
- ⁴⁵ Historical materials and photographs in Johnny's Cafe, November 2004.
- ⁴⁶ Lopez, 39.
- ⁴⁷ Sarah Esser and Melissa Dirr, "Immaculate Conception Church and School" National Register Nomination Form, National Park Service, listed 6 May 1998, 8:5.
- ⁴⁸ Lopez, 40; David Bacon, "Kill-Floor Rebellion," *The American Prospect* 13, no. 12 (1 July 2002): n.p.
- ⁴⁹ El Museo Latino, "El Museo Latino History," El Museo Latino, Omaha, Nebr., www.elmuseolatino.org/history.html (accessed 28 October 2004); Federal Writers' Project, 186.
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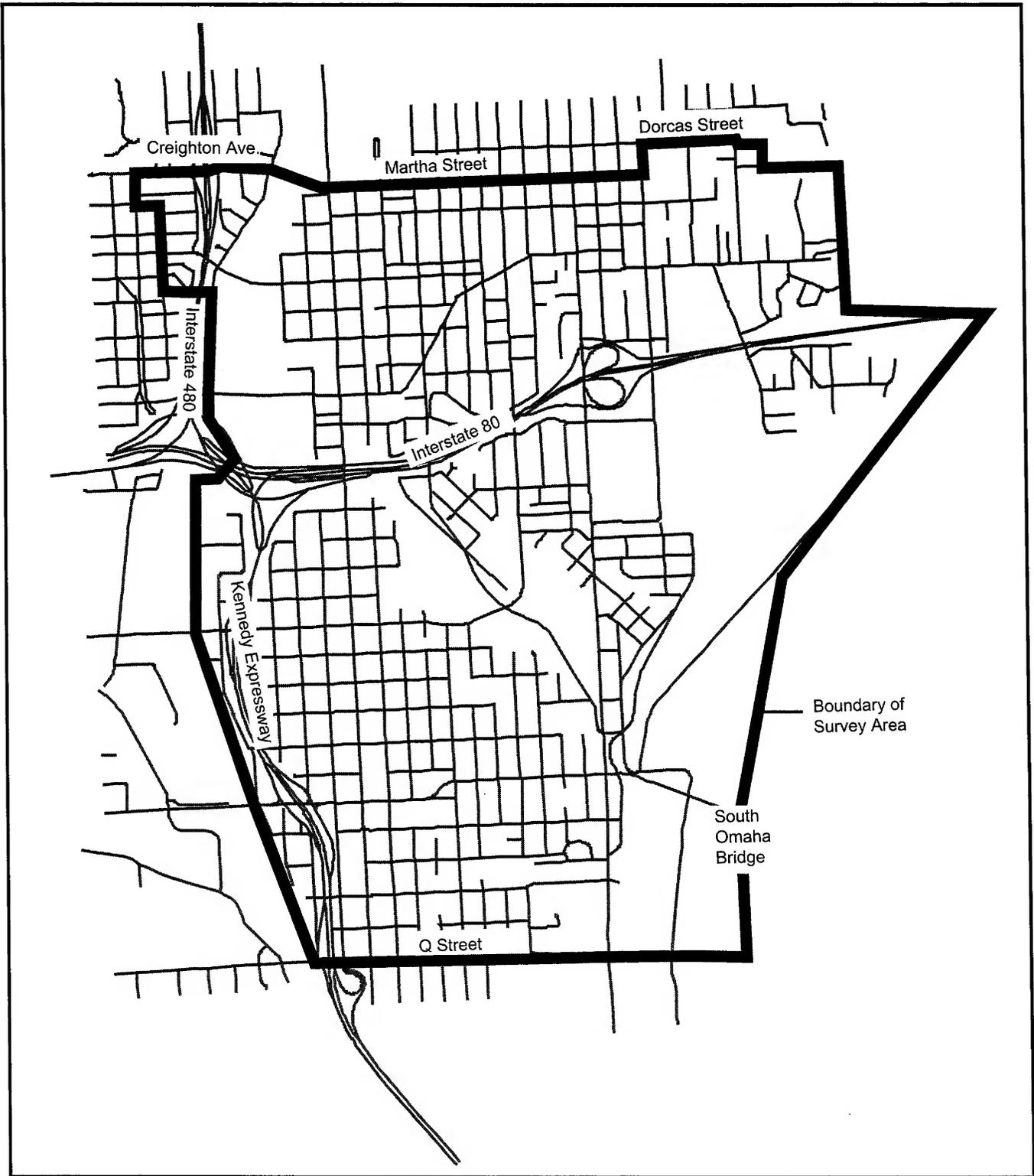


Figure 1. Map of Survey Area

Chapter 2

Survey Methods and Results

Introduction

This chapter describes the methods to conduct the survey and the results of the survey. The city of Omaha retained Mead & Hunt to identify and document significant historic and architectural properties within portions of the city of Omaha. Architectural historians from Mead & Hunt conducted a reconnaissance-level Nebraska Historic Buildings Survey (NeHBS) from November 2004 through June 2005. The survey builds upon previous survey efforts undertaken by the City of Omaha Certified Local Government (Omaha CLG). For more information on the NeHBS and the Omaha CLG, see Chapter 4.

Survey Methods

Objectives

The purpose of the survey was to identify significant properties that appeared to retain sufficient historic integrity to meet NeHBS survey criteria within the survey area. Properties meeting survey criteria were then evaluated to determine if they qualified as candidates for designation as Omaha Landmarks or listing in the National Register of Historic Places (National Register) both individually and collectively as contributing properties within possible historic districts. The survey effort results in a description of the types of historic properties within the survey area and recommendations of properties that may qualify for designation (see Chapter 3).

Survey Methodology

The purpose of a reconnaissance-level NeHBS is to provide data on properties of architectural and historical importance through research, evaluation, and documentation. Research is limited to a background review of the history of the development of the survey area. Properties that meet NeHBS survey criteria are identified and documented with photographs, basic descriptions, and geographic locations plotted on maps.

Survey Area

The survey area includes approximately 3 1/2 square miles within the city of Omaha and contains approximately 5,800 properties. Generally the survey area is bounded by Martha Street on the north, Q Street on the south, the railroad tracks that parallel the Missouri River on the east, and the railroad corridor and Interstate 480 on the west. The northeast corner of the boundary includes an area bounded by Creighton Boulevard, South 30th Street, and Bancroft Street (see Figure 1. Map of Survey Area). The survey boundaries encompass areas that were within the city of South Omaha prior to annexation by the city of Omaha in 1915 and areas historically within the city of Omaha, including the Sheelytown neighborhood in the northeast corner of the survey area.

Chapter 2. Survey Methods and Results

Research

Architectural historians investigated published information about the history, culture, and settlement of the survey area at the following repositories: Nebraska State Historical Society Library/Archives; Douglas County Historical Society; University of Nebraska at Omaha's Library and Archives and Special Collections; and the W. Dale Clark Branch of the Omaha Public Library. Additionally, staff of the Omaha CLG and Nebraska State Historic Preservation Office (NeSHPO) and architectural historians from Mead & Hunt participated in a public meeting in November 2004. One goal of this meeting was to encourage residents to share information about local history and properties associated with historic events or important persons.

Previously Documented Properties

Previously documented properties were evaluated and included in the survey results if they appeared to meet National Register or local criteria and retained sufficient historic integrity. Properties designated as Omaha Landmarks and not listed in the National Register were evaluated for National Register eligibility. Properties listed in the National Register, either individually or as part of a district, have already been recognized and were not included in the survey results (see Appendix A).

Evaluation

Mead & Hunt conducted the field survey between November 2004 and February 2005. During field survey, architectural historians drove known public roads and streets within the survey area and identified properties that appeared to possess historical or architectural significance and retained historic integrity as outlined in the *NeHBS Manual* (February 5, 2004). Generally, the *NeHBS Manual* follows National Park Service (NPS) guidelines, which state that a property must:

- Be at least 50 years old, or less than 50 years in age but possess exceptional significance - following NeHBS guidelines, Mead & Hunt included properties a few years outside the 50-year mark if they were significant or unusual property types, even though they did not possess exceptional significance.

- Be in its original location - generally, historical associations are absent when a property is moved from its original location.

- Retain its physical integrity - for a property to retain physical integrity, its present appearance must closely resemble its appearance during the time the property derives its significance. Common alterations causing the loss of integrity include: the replacement of original features with modern ones, such as new windows or porches; the construction of additions; the loss of original features, such as porches and porch columns, or defining architectural details; and the installation of modern siding materials, such as aluminum and vinyl. Properties that display such physical changes were excluded from the survey because they did not retain physical integrity.

Because urban single-family and multiple-family dwellings are the most common resource within building surveys, their evaluation requires a strict integrity standard. Due to the large number of these properties in the survey area, only properties that displayed architectural interest and retained a high degree of physical integrity were documented.

Commercial buildings were evaluated individually and as possible contributing properties of a commercial historic district. In accordance with NeHBS guidelines, an altered first-floor storefront on a multi-story commercial building did not eliminate the building from the survey. The NeHBS acknowledges that the first-floor storefronts of commercial buildings are often modernized. If a commercial building retained historic wall surfaces, cornices, second-level window openings, and architectural interest, it was generally included in the survey.

Documentation

Architectural historians documented properties that met the survey criteria as outlined in the NeHBS manual and according to the specific requirements of the Omaha CLG. Property locations were recorded on city plat maps, according to Geographic Information System (GIS) coordinates, and in a database provided by the Omaha CLG. Photographic documentation included two black-and-white photographs and digital images of each property, with representative streetscape views to demonstrate notable features within the survey area and possible historic districts.

Products submitted to the city of Omaha include the survey report, black-and-white photograph contact prints and negatives, digital images, maps, site plans, a database, and research files.

Survey limitations and biases

Only those properties visible from the public right-of-way and not obscured by other buildings, foliage, or other obstructions were documented during field survey. Properties were evaluated largely on design and architectural features. Information received from area residents helped identify properties associated with historic events or important persons.

National Register of Historic Places

The National Register is the official federal list of districts, sites, buildings, structures, landscapes, and objects significant in American history, architecture, archaeology, engineering, and culture. A property can be significant at the local, state, or national level. To qualify as eligible for the National Register, properties generally must be at least 50 years old, possess historical or architectural significance, and retain physical integrity.

To be listed in the National Register, a property's significance must be demonstrated by one or more of the following criteria established by the NPS:

- Criterion A - Association with events or activities that have made a significant contribution to the broad patterns of our history.
- Criterion B - Association with the lives of persons significant in our past.
- Criterion C - Association with the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction.
- Criterion D - Holds the potential to provide important information about prehistory or history.

Cemeteries, birthplaces, gravesites, religious properties, moved buildings, reconstructed properties, commemorative properties, and properties that have achieved significance within the last 50 years are usually considered ineligible for listing in the National Register. However, these properties may qualify if they fall into one of the following categories:

- Religious properties deriving significance from architectural or artistic distinction or historical importance.

- Moved properties that are significant for architectural value.

- Birthplaces or gravesites if there is no other appropriate site directly associated with a significant person's productive life.

- Cemeteries that derive primary significance from graves of persons of transcendent importance, from age, distinctive design features, or from association with historic events.

- Reconstructed buildings when built in a suitable environment.

- Commemorative properties with significant design, age, tradition, or symbolic value.

- Properties less than 50 years old that are of exceptional importance.

Integrity, meaning the ability of a property to convey its significance, is important in determining the eligibility of a property. A property's integrity must be evident through physical qualities, including:

- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association

The *Glossary of Architectural Styles and Survey Terms* defines the seven elements of integrity. For more information on the National Register, see Chapter 4.

Survey Results

Illustrated Discussion of Significant Historic Contexts

The survey identified 244 properties that met survey criteria (see Appendix B). Properties are related to eight historic contexts developed by the NeSHPO and listed in the NeHBS manual. Each historic context outlines a particular theme in Nebraska history and includes a list of associated property types related to each theme. Prominent historic contexts, including examples of properties documented in the survey, are presented below.

Chapter 2. Survey Methods and Results

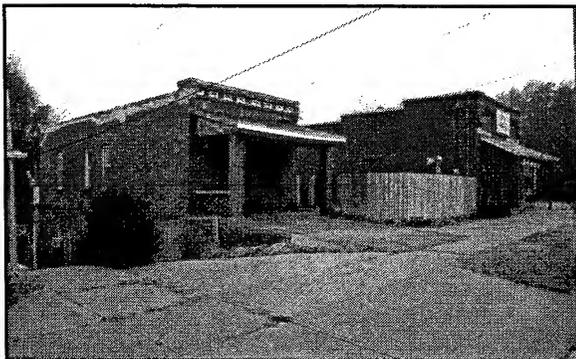
Properties recommended as candidates for the National Register or Omaha Landmark designation are listed in Chapter 3.

Commerce

The historic context of commerce is concerned with the buying and selling of commodities that are transported from one place to another. Associated property types include stores that provide a variety of products or services. Commercial properties found within the survey area include one- and two-story brick commercial buildings located along major thoroughfares and within neighborhoods to accommodate local needs. Architectural styles and forms reflected in commercial buildings include Italianate, Commercial Vernacular, and Neoclassical Revival. Numerous commercial properties were documented, such as the commercial building located at 4030 South 13th Street (DO09:0103-003) and small brick buildings in the Sheelytown vicinity at 2453 and 2457 South 27th Avenue (DO09:0197-005 and DO09:0197-004).



*Commercial buildings at 4030 South 13th Street
(DO09:0103-003)*

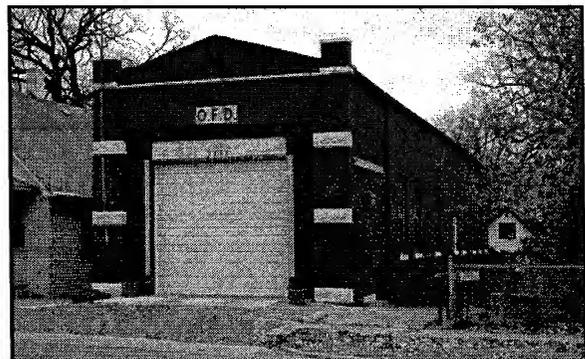


*Commercial buildings in the Sheelytown area at 2453
and 2457 South 27th Avenue
(DO09:0197-005 and DO09:0197-004)*

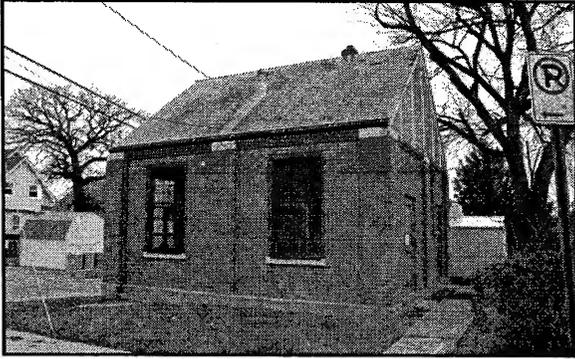
Concentrations of commercial buildings are located on South 24th Street and along Vinton Street. The commercial buildings along South 24th Street from South O Street to South M Street have been listed in the National Register as the South Omaha Main Street Historic District. It includes 33 contributing buildings erected primarily between 1890 and 1910 and is related to the development of the nearby stockyards and meatpacking plants. A National Register Nomination has been prepared for the commercial buildings along Vinton Street, between Elm Street and South 17th Street, for its association with commercial development in South Omaha. The Vinton Street buildings are primarily one- and two-story commercial blocks constructed during the late-nineteenth and early-twentieth century.

Government

Government includes public buildings used for governmental functions and services, such as administrative offices, courthouses, police and fire stations, and post offices. Architectural styles and forms vary widely, depending on building function, but often tend toward formal and Neoclassical styles in earlier periods and modern or functional styles in more recent periods. An example of a government building documented during the survey is the Omaha Fire Department Station No. 3, located at 3483 South 16th Street (DO09:0108-015) and a City Utility Building, located at 2215 K Street (DO09:0100-029).



*Omaha Fire Department Station No. 3 at 3483 South
16th Street (DO09:0108-015)*



City Utility Building at 2215 K Street (DO09:0100-029)

Education

The education context relates to the processes of teaching and learning. The survey documented public and parochial schools as related property types. Schools were typically multiple-story, brick buildings and often represented elements of Gothic and Neoclassical Revival architecture styles. The St. Rose School (DO09:0101-007) at 4102 South 13th Street is an example of an educational building documented during the survey.



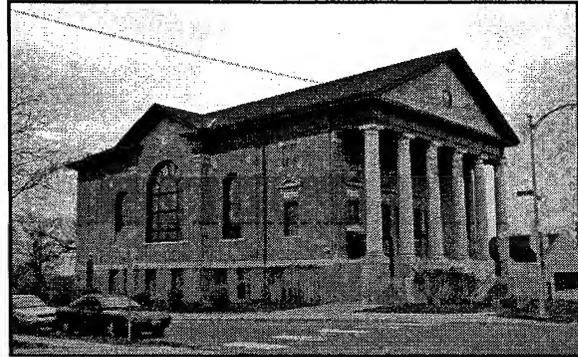
*St. Rose School at 4102 South 13th Street
(DO09:0101-007)*

Religion

The context of religion relates to the institutionalized belief in, and practice of, faith. Related property types identified during the survey include churches, cemeteries, and clergy residences. The churches identified in the survey were typically of frame or brick construction, and displayed elements of the Gothic Revival style.

Religious properties are not usually eligible for inclusion in the National Register unless the property derives its primary significance from architectural distinction or historical importance. Examples of

religious properties recorded in the survey are the Wheeler Memorial Church at 4501 South 23rd Street (DO09:0100-004) and Trinity Baptist Church (now Agua Viva Iglesia Evangelica) at 2420 H Street (DO09:0187-012).



*Wheeler Memorial Church at 4501 South 23rd Street
(DO09:0100-004)*



*Trinity Baptist Church (Agua Viva Iglesia Evangelica) at
2420 H Street (DO09:0187-012)*

Settlement

The historic context of settlement pertains to the division, acquisition, and ownership of land. Residential properties, including single-family dwellings and multiple dwellings, are the primary property type associated with settlement in the survey area. Residential properties represent the largest pool of buildings evaluated, and were documented if they appeared to be good examples of architectural styles within the survey area and retained a high degree of integrity (for definitions of architectural styles and terms, refer to the *Glossary of Architectural Styles and Survey Terms*). Multi-family dwellings, row houses, apartment buildings, and vernacular residential properties were documented if they displayed architectural interest and a high-level of integrity. Below is a description of the residential architecture styles found within the survey area.

Chapter 2. Survey Methods and Results

Queen Anne houses date from the late nineteenth and early twentieth centuries and display frame construction with irregular form. Details include decorative shingle work, porches with scroll work, spindles, turrets, and a variety of wall materials. Examples of the Queen Anne style include the houses at 3632 South 23rd Street (DO09:0106-001) and at 3906 South 24th Street (DO09:0189-007).

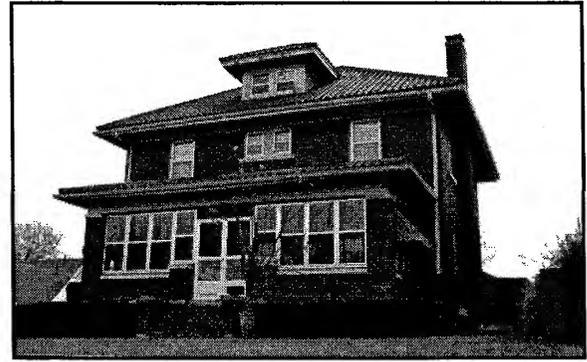


*Queen Anne house at 3632 South 23rd Street
(DO09:0106-001)*

American Foursquare houses generally have large massing, two-stories with a square plan, a hipped roof, and brick, clapboard, stucco, or concrete-block construction. Large urban residences often use this form. Examples of American Foursquares include the houses at 3625 South 24th Street (DO09:0106-011) and 1405 Vinton Street (DO09:0111-045).

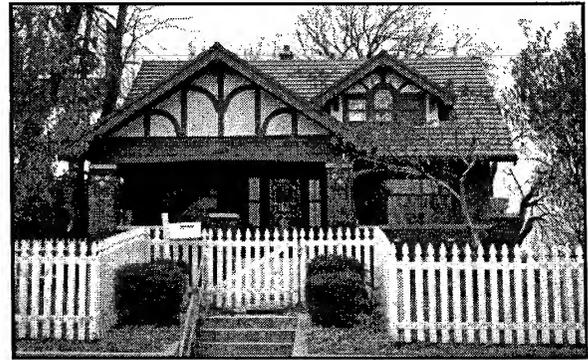


*American Foursquare house at 3625 South 24th Street
(DO09:0106-011)*

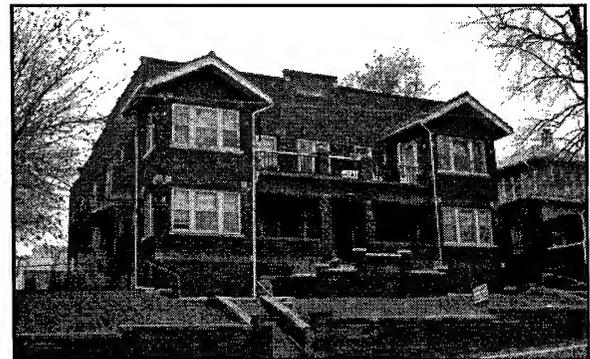


*American Foursquare house at 1405 Vinton Street
(DO09:0111-045)*

Craftsman and Craftsman-style bungalows commonly exhibit steeply pitched or sweeping-gable roofs with exposed rafters, one-and-one-half stories, and brick or stucco exteriors. This building style was common during the 1920s and 1930s in both rural and urban houses. Examples include a Craftsman residence at 3504 South 24th Street (DO09:0191-014) and the Sheldon Apartments at 4114 South 25th Street (DO09:0187-003).



*Craftsman house at 3504 South 24th Street
(DO09:0191-014)*



*The Craftsman-style Sheldon Apartments at 4114 South
25th Street (DO09:0187-003)*

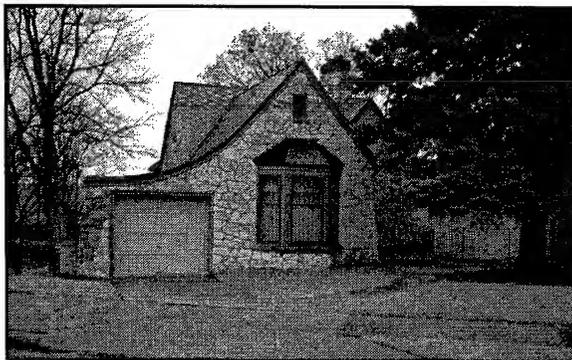
Period Revival styles were popular during the early decades of the twentieth century and reflect a variety of characteristics associated with the period revival movement. Period Revival styles found in the survey area include Dutch Colonial Revival, Colonial Revival, and Tudor Revival. Tudor Revival houses often feature half-timbering, multi-gabled rooflines, decorative chimneys, and large window expanses subdivided by a multitude of mullions. Dating from the 1910s to 1930s, these houses typically display frame construction with stucco or brick veneer. Examples of Tudor Revival houses are at 1401 N Avenue (DO09:0097-002) and 4237 Miller Street (DO09:0101-002). The house located 2420 F Street (DO09:0189-016) is an example of the Dutch Colonial Revival style. The house located at 3832 South 26th Street (DO09:0189-024) is an example of the Colonial Revival style.



*Dutch Colonial Revival house at 2420 F Street
(DO09:0189-016)*



*Tudor Revival house at 1401 N Avenue
(DO09:0097-002)*



*Tudor Revival house at 4237 Miller Street
(DO09:0101-002)*

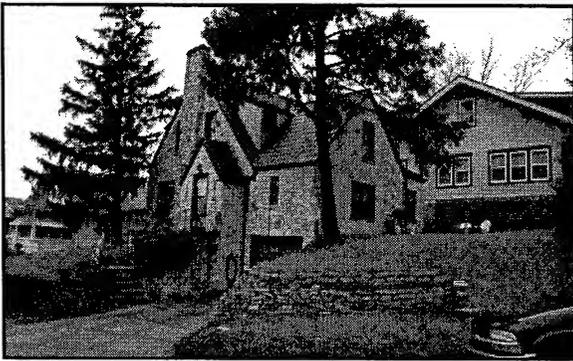


*House with Colonial Revival details house at 3832 South
26th Street (DO09:0189-024)*

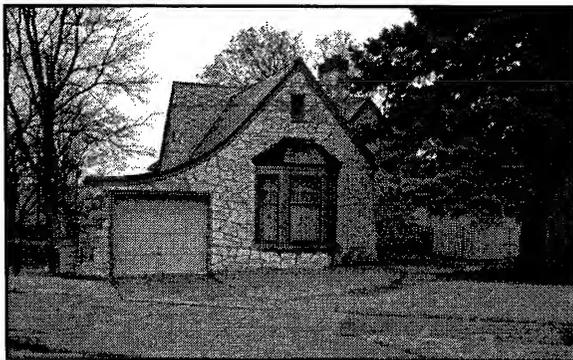
Vernacular forms include properties not architect-designed and constructed with local styles and materials by local builders. Vernacular houses sometimes include features borrowed from high-style architecture that were popular during the early twentieth century. These properties represent many of the residential properties within the survey area. Examples usually are of wood-frame construction, with a symmetrical fenestration pattern, hip-roof front porches, and modest architectural detailing. Commonly displayed details include corner gable returns, clipped gables, side bay windows, and dormer windows.

Front-gable houses - The most common worker housing type found in the survey area was one-and-one-half or two stories and consisted of front-gable roof forms with narrow massing, often one room wide. Dwellings commonly exhibited either a front entryway with a porch, a side entryway with a rear one-story elongated frame addition with a shed roof,

Period Revival styles were popular during the early decades of the twentieth century and reflect a variety of characteristics associated with the period revival movement. Period Revival styles found in the survey area include Dutch Colonial Revival, Colonial Revival, and Tudor Revival. Tudor Revival houses often feature half-timbering, multi-gabled rooflines, decorative chimneys, and large window expanses subdivided by a multitude of mullions. Dating from the 1910s to 1930s, these houses typically display frame construction with stucco or brick veneer. Examples of Tudor Revival houses are at 1401 N Avenue (DO09:0097-002) and 4237 Miller Street (DO09:0101-002). The house located 2420 F Street (DO09:0189-016) is an example of the Dutch Colonial Revival style. The house located at 3832 South 26th Street (DO09:0189-024) is an example of the Colonial Revival style.



*Tudor Revival house at 1401 N Avenue
(DO09:0097-002)*



*Tudor Revival house at 4237 Miller Street
(DO09:0101-002)*



*Dutch Colonial Revival house at 2420 F Street
(DO09:0189-016)*



*House with Colonial Revival details house at 3832 South
26th Street (DO09:0189-024)*

Vernacular forms include properties not architect-designed and constructed with local styles and materials by local builders. Vernacular houses sometimes include features borrowed from high-style architecture that were popular during the early twentieth century. These properties represent many of the residential properties within the survey area. Examples usually are of wood-frame construction, with a symmetrical fenestration pattern, hip-roof front porches, and modest architectural detailing. Commonly displayed details include corner gable returns, clipped gables, side bay windows, and dormer windows.

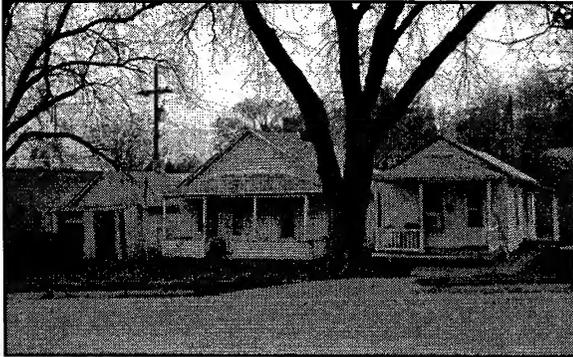
Front-gable houses - The most common worker housing type found in the survey area was one-and-one-half or two stories and consisted of front-gable roof forms with narrow massing, often one room wide. Dwellings commonly exhibited either a front entryway with a porch, a side entryway with a rear one-story elongated frame addition with a shed roof,

Chapter 2. Survey Methods and Results

or an ell or a bisecting rear gable form. These houses display few decorative elements, but may include cornice returns and porches.

Other common forms within the survey area include raised-basement frame houses erected on a full brick basement; rear houses, which consist of single lots with small houses located behind larger houses; and below-grade houses, which appear in areas with hilly topography that are built in ravines below street grade.

Examples of the front-gable form are the houses at 2708-2712 J Street (DO09:0185-009). A variation on the front-gable vernacular form in the survey area is the wood-frame house on a one-story, raised brick foundation. An example of the raised basement type is at 2518 South 26th Street (DO09:0197-007).



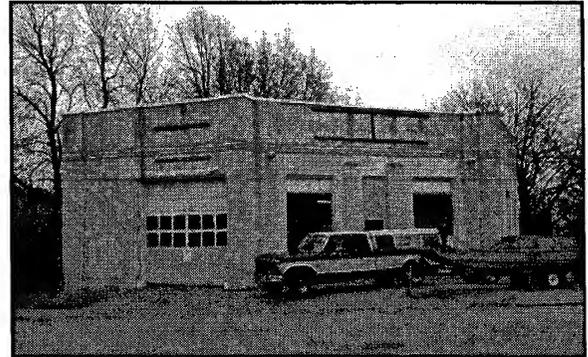
*Front-gable houses at 2708-2712 J Street
(DO09:0185-009)*



*Raised-basement, front-gable house at 2518 South 26th
Street (DO09:0197-007)*

Transportation

Transportation relates to the carrying, moving, or conveying of materials and people from one place to another. Examples of associated property types include trails, roads, bridges, gas and service stations, railroad and bus stations, and airport terminals. Transportation properties include the service stations at 5133 South 20th Street (DO09:0096-135) and at 2402 South 24th Street (DO09:0197-008).



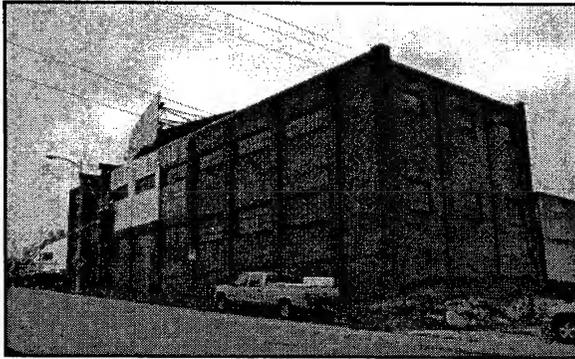
*Service station at 5133 South 20th Street
(DO09:0096-135)*



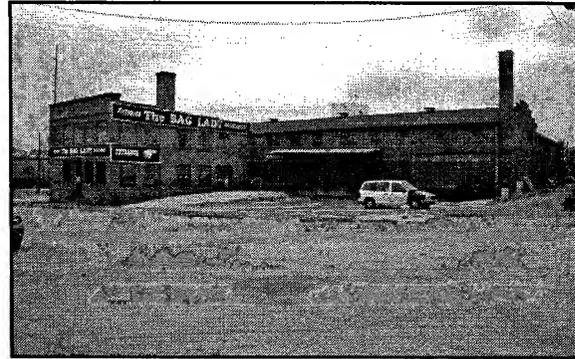
*Service station at 2402 South 24th Street
(DO09:0197-008)*

Industry

This context relates to the making of products from raw materials, and the storage, processing, preparation, and packaging of these products. Examples of associated property types include manufacturing and storage plants, mills, factories, and processing facilities. Industrial properties identified within the survey include buildings at 4808 South 26th Street (DO09:0183-026) and 2630 N Street (DO09:0183-008).



Industrial building at 4808 South 26th Street
(DO09:0183-026)



Industrial building at 2630 N Street
(DO09:0183-008)

Association

The association context relates to organizations of individuals, other than religious or governmental organizations, that have a common interest. The survey identified three properties, including the Polish Home, under this context. For more information on the Polish Home, see Chapter 3.

Table 1. Numerical Summary of Survey Results

Total number of properties within survey area	5,800
Total number of properties identified	244
Historic Context	
Association	3
Commerce	41
Diversion	2
Education	4
Government	5
Industry	6
Religion	12
Services	4
Settlement	162
Transportation	5
Total	244

Chapter 3

Recommendations

Introduction

One purpose of the 2004-2005 Nebraska Historic Building Survey (NeHBS) of portions of South Omaha is to identify properties that may be eligible for listing in the National Register of Historic Places (National Register) or appear to be good candidates for Omaha Landmark designation. National Register listing is an honorific status given to properties that possess historic or architectural significance at the local, state, or national level. Omaha Landmark designation criteria and the procedure to designate individual properties and districts in the city of Omaha are outlined in the city's Landmark Heritage Preservation Ordinance (for more information, see Chapter 4).

Six individual properties and one historic district within the survey area are listed in the National Register. Six individual properties are designated as Omaha Landmarks (see Appendix A). Properties designated as Omaha Landmarks were also evaluated to determine if they are eligible for listing in the National Register. A National Register Nomination was prepared for the Vinton Street Commercial Historic District. This district may also qualify for designation as an Omaha Landmark. For more information on the Vinton Street Commercial Historic District, see *Future Survey and Research Needs*.

National Register and Omaha Landmark Recommendations

As a result of this survey, Mead & Hunt recommends seventeen individual properties and two historic districts as good candidates for designation as an Omaha Landmark or listing in the National Register. These properties are associated with significant historic themes within the survey area and retain good integrity. Research efforts are limited during a reconnaissance-level survey and properties are identified primarily on their architectural merit, method of construction, and historic integrity. Additional research may need to be completed to determine if properties qualify for designation for their association with historic trends in Omaha. Some properties, such as religious properties, may also need to meet additional National Register considerations to be eligible for designation. Additional intensive-level research and review by the Nebraska State Historic Preservation Office (NeSHPO) and the Omaha Certified Local Government (CLG) are necessary before pursuing Omaha Landmark or National Register designation.

Properties recommended as candidates for designation as an Omaha Landmark and/or listing in the National Register are illustrated below under their primary NeHBS historic context. For a discussion of historic contexts, see Chapter 2 - Survey Methods and Results.

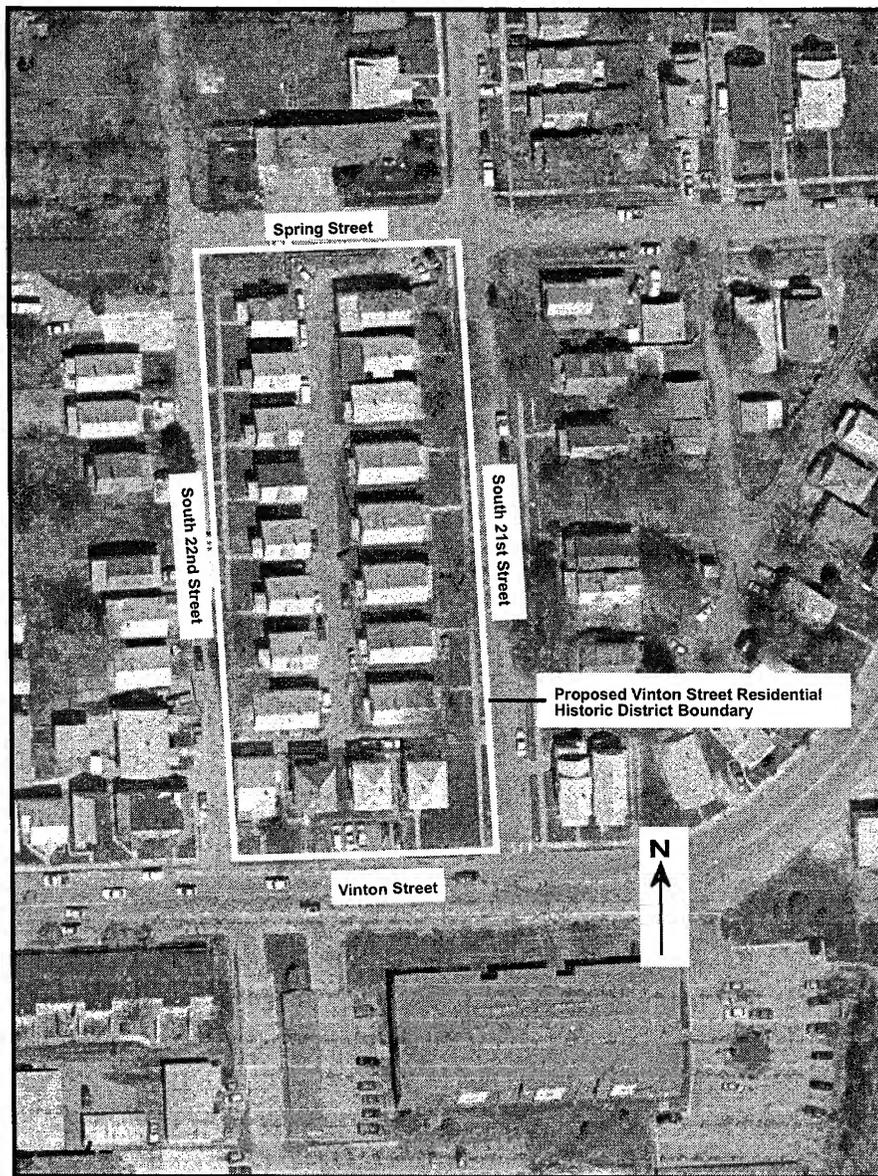


Figure 2. Map Showing Boundaries of the Proposed Vinton Street Residential Historic District

Settlement

Proposed Historic Districts

Vinton Street Residential Historic District

The proposed Vinton Street Residential Historic District comprises 20 houses located on the east half of block 27 of the Wilcox Second Addition. The proposed district is bounded by Spring Street on the north, Vinton Street on the south, South 21st Street on the east, and South 22nd Street on the west (see Figure 2. Map Showing the Boundaries of the

Proposed Vinton Street Residential Historic District). Eight houses face 21st Street and were built in 1905 by architects F. W. Krelle and G. P. Driskell. Nine houses face 22nd Street and were built in 1913 by architects Wilson and Warren. Three houses face Vinton Street and were built in 1906 and 1907. The 20 houses were owned by Fred Armbrust, a local business owner and real estate developer in South Omaha.

The houses display consistent form and style, and collectively exhibit good integrity. The eight houses facing South 21st Street are all small, one-story, front-gable houses with hip-roofed porches extending across the front facade. The nine houses facing South 22nd Street are one-and-one-half story, front-gable houses with side, shed-roof dormers, and front porches that alternate among three designs: hip roof, full pediment gable, and broken pediment gable. The three easternmost houses on Vinton Street are American Foursquare with hip roof and front hip-roof dormers.

This block of vernacular houses may represent a significant neighborhood trend in the development and growth of South Omaha and for its association with social, ethnic, and labor history. Further research is necessary to determine the houses' historical relationship to ethnic groups and workers in early twentieth-century Omaha, as well as their proximity to the adjacent streetcar line on Vinton Street. As such, this collection of houses may qualify for designation as an Omaha Landmark and/or National Register as an intact example of worker housing under *Criteria C: Architecture*.

Views of houses within the Proposed Vinton Street Residential Historic District



Ostronic Heights Residential Historic District

In 1936, the Rourke Park baseball grandstand (also called Vinton Street Park) was destroyed by fire, opening the land north of Vinton Street between 13th and 15th Streets South to residential development. The proposed residential district comprised Block 1 and portions of Block 2 of the Ostronic Heights subdivision (see Figure 4. Map showing boundaries of the proposed Ostronic Heights Residential Historic District). During the late-1940s and early-1950s, 37 brick houses were constructed, many in the Tudor Revival style, on the site of the former park. The houses display consistent form, style, and collectively exhibit good integrity. As such, the houses may be a good example of a post-World War II housing development and retain sufficient integrity to qualify for local and National Register designation. Further research on the history of the development is needed to evaluate its significance.

See Appendix B for a listing of properties within proposed districts.

Views of houses within the Proposed Ostronic Heights Residential Historic District

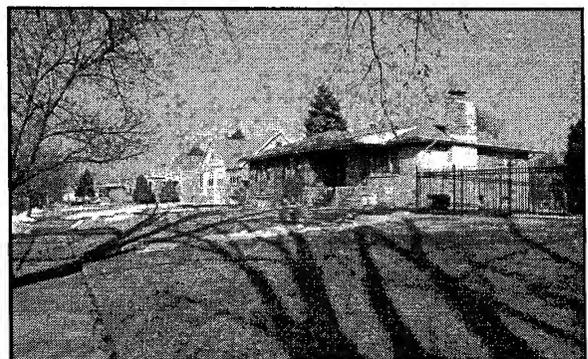




Figure 3. Map Showing Boundaries of the Proposed Ostronic Heights Residential Historic District

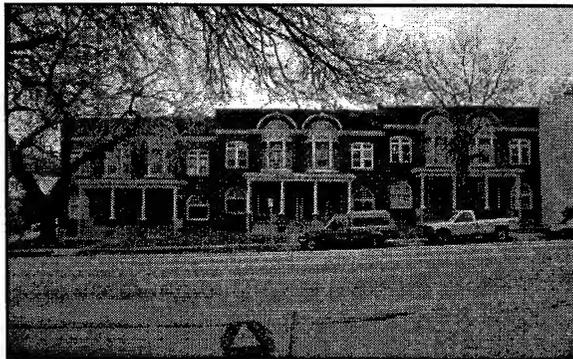
Individual properties



House at 3825 South 25th Street as an example of Colonial Revival architecture (DO09:0189-002)



House at 4101 South 23rd Street as an example of Tudor Revival Style architecture (DO09:0102-001)

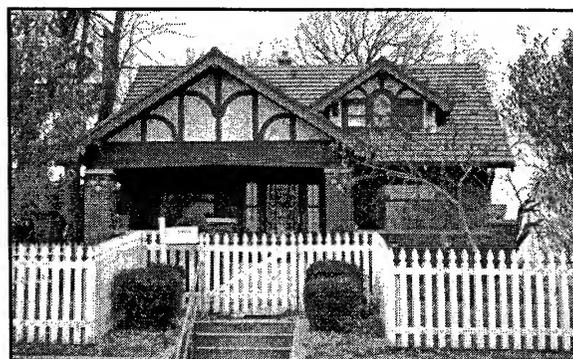


The John Rush Building at 2401 South 13th Street as an example of Queen Anne architecture (DO09:0111-001)

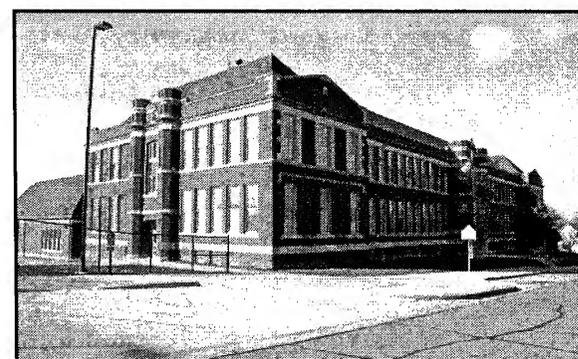


House at 2419 F Street as an example of Queen Anne architecture (DO09:0187-001)

Education



House at 3504 South 24th Street as an example of Craftsman architecture (DO09:0191-014)



Castelar Elementary School at 2316 South 18th Street (DO09:0112-002)

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Religion

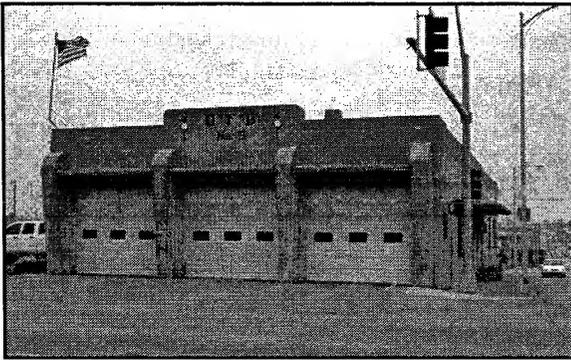


*Cross Evangelical Lutheran School Building at
2902 South 20th Street (DO09:0110-010)*

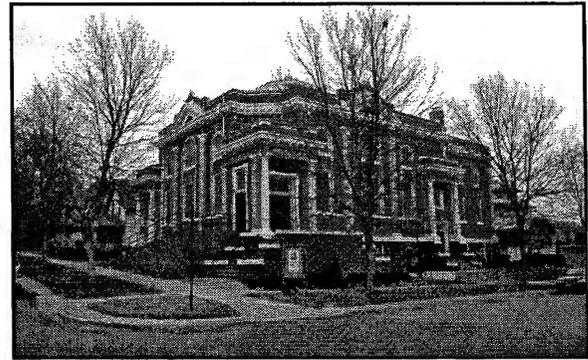


*St. Joseph's Grotto at 819 Dorcas Street
(DO09:0063-003)*

Government

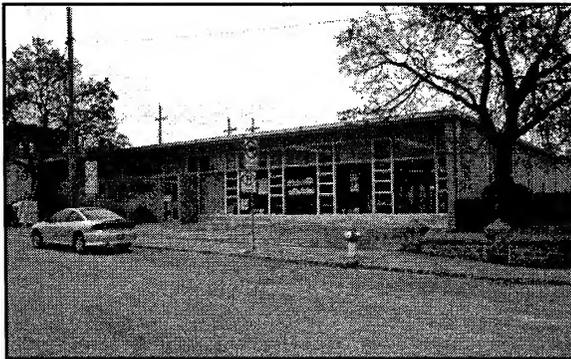


*Omaha Fire Department, Station No. 5, at 4702 South
25th Street (DO09:0183-006)*

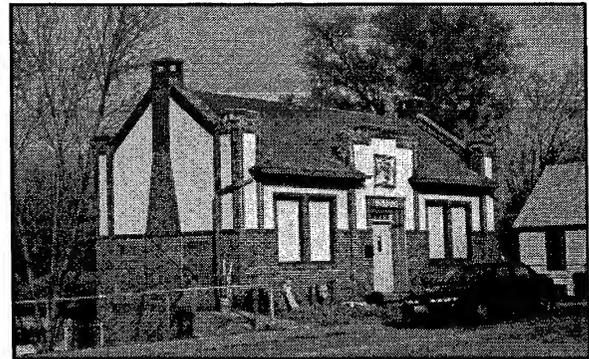


*Grace Methodist Episcopal Church at 2414 E Street
(DO09:0189-013)*

Services

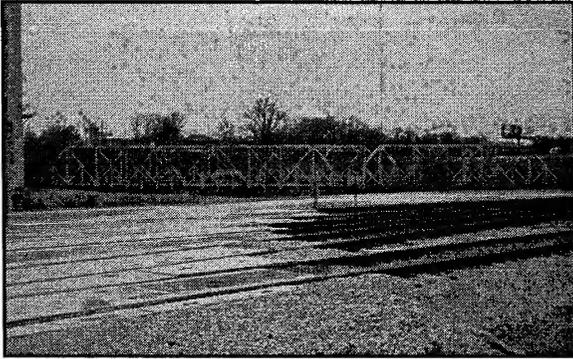


*Omaha Public Library, South Branch, at 2302 M Street
(DO09:0098-077)*



*Nebraska Power Company Building at 2020 Vinton Street
(DO09:0108-023)*

Transportation



*Railroad truss bridge in the vicinity of 2920 B Street
(DO09:0191-018)*

Diversion



*Chops Bowling at 2518 South 13th Street
(DO09:0111-048)*

Commerce

Vinton Street Commercial Historic District

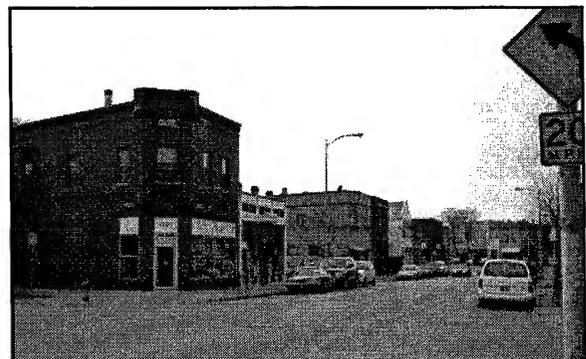
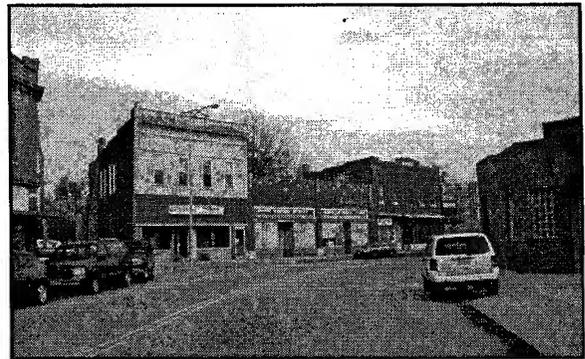
A National Register Nomination has been prepared for the Vinton Street Commercial Historic District for properties fronting on Vinton Street between South 17th Street and Elm Street. The district is significant under Criterion A for its associations with commercial development in South Omaha. The Vinton Street Commercial Historic District is also recommended as a candidate for Omaha Landmark designation (see Figure 4).

The district boundaries were delineated according to National Register guidelines. These boundaries encompass the buildings that represent the core area of historic commercial development and activity along Vinton Street and buildings that are united in form, scale, function, and architectural style.

For a district to qualify for inclusion in the National Register, buildings must collectively display visual continuity and retain historic integrity. Commercial buildings located outside the district boundaries along Vinton Street were not included because of the introduction of visual changes and modern alterations. Visual changes that are evident in commercial buildings outside the historic district boundaries along Vinton Street include a shift from primarily two- to one- and one-and-one-half story buildings and a greater number of free standing buildings with open spaces and open lots separating the buildings. Alterations include artificial siding, replacement storefronts, modern additions, which result in diminished historic integrity.

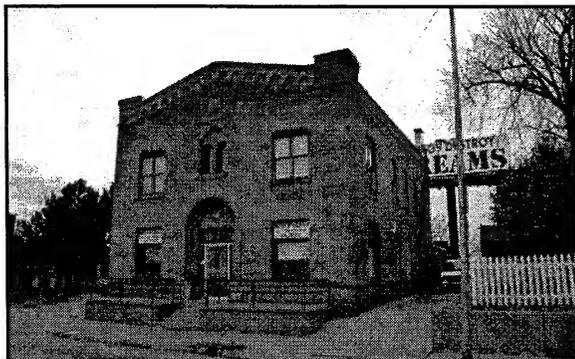
Owners of commercial properties adjacent to the Vinton Street Commercial Historic District are encouraged to consult the Omaha CLG and the NSHS to obtain guidance for appropriate treatment of historic and architectural features. Such treatments may result in the consideration of the historic district boundaries in the future.

Views of commercial properties within the Proposed Vinton Street Commercial Historic District



Chapter 3. Recommendations

Individual Commercial Properties

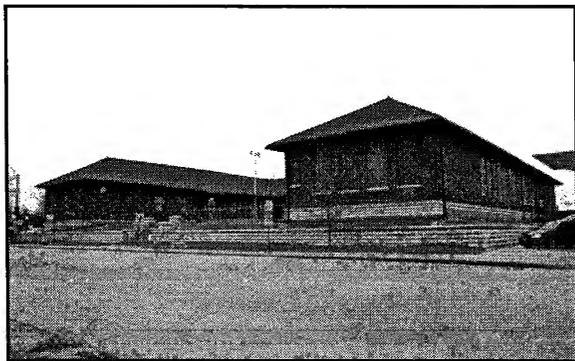


*Sophus F. Neble Building at 3510 South 24th Street
(DO09:0191-014)*



*Fritz Müller Building at 3702-3704 South 16th Street
(DO09:0106-010)*

Association



Polish Home at 4701 South 25th Street (DO09:0183-007)

Future Survey and Research Needs

While conducting the NeHBS of portions of South Omaha, several topics and resource types were identified that would benefit from further research

and intensive survey efforts to help interpret South Omaha's history for local residents, the city of Omaha, NSHS, and interested historians.

Worker Housing Context and Intensive Survey

The survey area contains numerous vernacular houses that display significant changes since their construction. These changes include artificial siding, replacement and enclosed windows and openings, and modern additions. These buildings may represent worker housing constructed in response to the establishment and growth of the South Omaha stockyards and meatpacking plants in the late-nineteenth and early-twentieth centuries. The survey area has a rich social and ethnic history and concentrations of vernacular dwellings constructed by ethnic populations could represent a significant pattern of residential development. A comprehensive study of the development of worker housing in South Omaha would identify significant property types - including further study of below-grade, rear, and raised-basement houses identified in Chapter 2 - and develop integrity requirements needed for individual properties and districts to qualify for Omaha Landmark designation and/or listing in the National Register.

Historic properties were identified in the historic Sheelytown area, which developed as a neighborhood of worker housing within South Omaha (DO09:0197-005 and DO09:0197-004). The Sheelytown area requires further intensive survey and research.

Streetcar Context and Intensive Survey

The introduction of the street railway system into South Omaha in 1889 represents a significant theme in the growth and development of the survey area. Streetcar routes fostered commercial growth along Vinton Street and 13th and 24th Streets, and the development of residential neighborhoods within walking distance. As such, streetcar routes may have contributed to significant residential development patterns. A comprehensive study of residential development patterns located along street car lines would identify significant property types and integrity requirements needed for individual properties and districts to qualify for local designation and/or listing in the National Register.

Multiple-Family Dwellings

Multiple Property Document

A number of multiple-family dwellings within the survey area may qualify for designation under Omaha Landmark or National Register criteria.

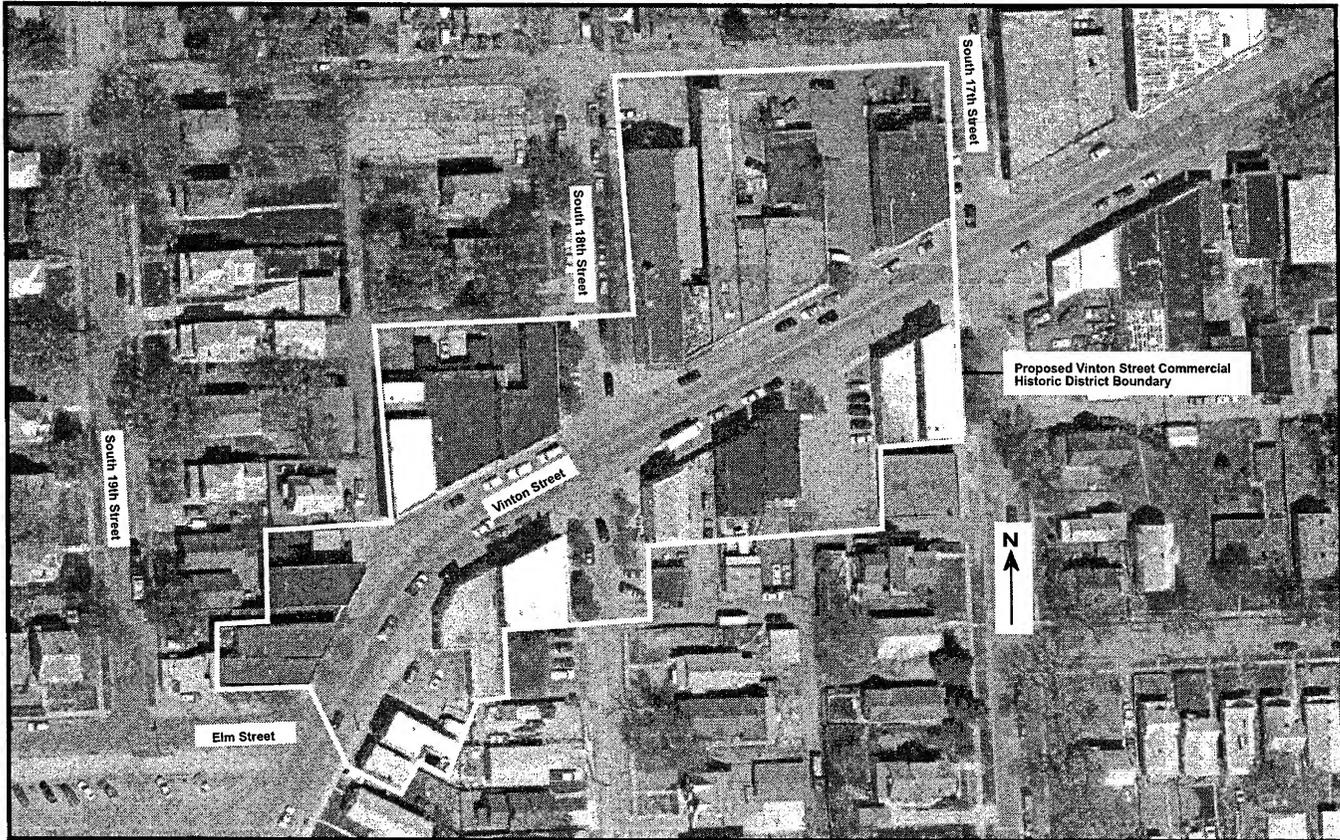


Figure 4. Map Showing Boundaries of the Proposed Vinton Street Commercial Historic District

Beginning in the 1890s, rowhouses, apartments, and duplexes were constructed throughout the city to meet the needs of the growing population. A citywide survey of these properties could develop a typology for Omaha of multiple-family dwellings based on building materials, form, style, and the settlement patterns in the city. Once an evaluation was complete, a National Register Multiple Property Document (MPD) could be completed to provide a historic context for these properties and identify criteria for eligibility. Within the framework of a MPD, individual properties can be nominated to the National Register and recognized for their significance.

Grain Elevator Multiple Property Document

Further research should be conducted on the Omaha Flour Mills Company Complex (DO09:0189-019) located at 2810 D Street to determine if it qualifies for designation under local or National Register criteria. Generally, the city of Omaha contains a number of grain elevators constructed during the early

twentieth century. Grain elevators in South Omaha were situated along the rail lines and served the livestock industry. A citywide survey of these properties could develop a typology of grain elevator design in Omaha based on building materials, form, use, and technology. Once an evaluation was complete, a National Register MPD could be completed to provide a historic context for these properties and identify criteria for eligibility. Within the framework of a MPD, individual properties can be nominated to the National Register and recognized for their significance.

Reevaluate properties from the recent past

The survey recorded commercial properties constructed during the 1960s, including two bank buildings located along South 24th Street. The former South Omaha Motor Bank (DO09:0098-075) opened in 1963 and operated as a drive-through facility jointly operated by the Stockyards National Bank and the South Omaha Bank. Other properties include a c. 1970 bank building (DO09:0098-076) and

Chapter 3. Recommendations

the former Safeway Store located at 1826 Vinton Street, constructed c. 1964. Generally, to qualify for listing in the National Register, properties must be at least 50 years old or possess exceptional significance. Following NeHBS guidelines, properties that are between 40 and 50 years in age were documented if these properties appeared to possess significance, retain a high degree of integrity, or represented an endangered property type. Commercial buildings constructed during this era are under increasing threats from new commercial development. Intact examples of architecture from this era may qualify for inclusion in the National Register in the future once the age guidelines are satisfied.

A Proactive Role of Preservation within the Survey Area

Neighborhoods within the survey area have a significant amount of historic preservation potential, whether in commercial or residential areas. Using locally sponsored preservation tools, the city and local preservation-oriented groups can foster preservation efforts within the survey area. The goal is to have preservation become an embraced community value, similar to public safety and quality education.

A variety of preservation activities include:

- Working with neighborhood associations to understand area history and to include preservation as a priority of their future plans and organization.
- Organizing events to increase public education on preservation issues.
- Designating local landmarks and districts.
- Listing properties in the National Register.
- Promoting walking tours.
- Strengthening local historical societies, preservation-oriented groups, and museums.
- Continued survey efforts on behalf of Omaha CLG and the NSHS.

Preservation tools available include:

- Promoting tax credits to help stimulate downtown and neighborhood revitalization - the preservation and continued use of the historic buildings in the

survey area can contribute to a vibrant and economically successful downtown and surrounding neighborhoods. The historic tax credit program and the adaptive reuse of historic buildings are two tools of preservation. For buildings that were constructed before 1936, not eligible for the National Register, and used for non-residential uses, the Internal Revenue Service administers a 10 percent tax credit.

- Promoting the use of state and federal tax credits available for properties listed in the National Register.

For more information on tax credits contact the National Park Service (NPS) or visit their brochure on the web at www2.cr.nps.gov/tps/tax/brochure2.htm or the NSHS.

- Establishing local design guidelines-

Design guidelines recommend practices to improve and protect the visual character and defining features of a historic commercial district or neighborhood. They offer property owners guidance for the sensitive rehabilitation of the exterior of historic buildings. Design guidelines could suggest techniques for the restoration of storefronts, appropriate alterations, or suitable replacement of windows. For example, property owners could learn appropriate cleaning and repointing methods for masonry that would not damage the structural stability of the bricks, yet would still renew the appearance of a building.

Each community can tailor a set of guidelines to a particular area such as Vinton Street or other areas within South Omaha, to address issues for specific building types. Design guidelines should follow the *Secretary of the Interior's Standards for Rehabilitation* prepared by the NPS.

For more information contact the Omaha CLG or the NSHS (see Organizational Contacts in Chapter 4).

Chapter 4

Preservation in Nebraska

Introduction

Throughout much of Nebraska's history, historic preservation was the province of dedicated individuals and organizations working alone in local communities. Since the passage of the National Historic Preservation Act of 1966, however, the governor of each state has been required to appoint a State Historic Preservation Officer (SHPO) to oversee preservation efforts mandated by the Act. In Nebraska, the Director of the Nebraska State Historical Society (NSHS) serves as SHPO. The staff of the NSHS' Historic Preservation Division forms the Nebraska State Historic Preservation Office (NeSHPO).

The NeSHPO administers a wide range of preservation programs. The duties of the NeSHPO relating to programs called for by the National Historic Preservation Act include:

- Conducting and maintaining a statewide historic building survey.
- Administering the National Register of Historic Places (National Register) program.
- Assisting local governments in the development of historic preservation programs and certification of qualifying governments.

- Administering a federal tax incentives program for the preservation of historic buildings.

- Assisting federal agencies in their responsibility to identify and protect historic properties that may be affected by their projects.

- Providing preservation education, training, and technical assistance to individuals and groups and local, state, and federal agencies.

What follows is a brief description of NeSHPO programs, followed by a staff guide with telephone numbers. Though described separately, it is important to remember that NeSHPO programs often act in concert with other programs and should be considered elements of the NeSHPO mission and a part of the mission of the NSHS.

Nebraska Historic Buildings Survey

The Nebraska Historic Buildings Survey (NeHBS) was begun in 1974. The survey is conducted on a county-by-county basis and currently includes more than 64,000 properties that reflect the rich architectural and historic heritage of Nebraska. The survey is conducted by researchers who drive every rural and urban public road in a county and record each property that meets certain historic requirements.

Chapter 4. Preservation in Nebraska

Surveyors do not enter private property without permission. In addition to this fieldwork, surveyors research the history of the area to better understand their subject. The NeHBS often includes thematic subjects that may be unique to a certain county such as an historic highway or type of industry.

The purpose of the NeHBS is to help local preservation advocates, elected officials, land-use planners, economic development coordinators, and tourism promoters understand the wealth of historic properties in their community. Properties included in the survey have no use restrictions placed on them, nor does the survey require any level of maintenance or accessibility by property owners. Rather, the survey provides a foundation for identifying properties that may be worthy of preservation, promotion, and recognition within a community.

The NeHBS provides a basis for preservation and planning at all levels of government and for individual groups or citizens. Generally, the NeHBS includes properties that convey a sense of architectural significance. When possible and known, NeHBS also describes properties that have historical significance. The survey is not intended to be a comprehensive history of a county, but a detailed "first look" at historic properties. Additionally, as the NeHBS is in part federally funded, the NeSHPO must use federal guidelines when evaluating and identifying historic properties. In short, the NeHBS is not an end in itself, but a beginning for public planners and individuals that value their community's history.

For more information, please call the NeHBS Program Associate or the Survey Coordinator listed below.

National Register of Historic Places

One of the goals of the NeHBS is to help identify properties that may be eligible for listing in the National Register. The National Register is our nation's official list of significant historic properties. Created by the National Historic Preservation Act of 1966, the National Register includes buildings, structures, districts, objects, and sites that are significant in our history or prehistory. These properties may reflect a historically significant

pattern, event, person, architectural style, or archaeological site. National Register properties may be significant at the local, state, or national levels.

Properties need not be as historic as Mount Vernon or architecturally spectacular as the Nebraska State Capitol to be listed in the National Register. Local properties that retain their physical integrity and convey local historic significance may also be listed.

It is important to note what listing a property in the National Register means or, perhaps more importantly, what it does not mean. The National Register does not:

- Restrict, in any way, a private property owner's ability to alter, manage, or dispose of a property.
- Require that properties be maintained, repaired, or restored.
- Invoke special zoning or local landmark designation.
- Allow the listing of an individual private property over an owner's objection.
- Allow the listing of an historic district over a majority of property owners' objections.
- Require public access to private property.

Listing a property in the National Register does:

- Provide prestigious recognition to significant properties.
- Encourage the preservation of historic properties.
- Provide information about historic properties for local and statewide planning purposes.
- Help promote community development, tourism, and economic development.
- Provide basic eligibility for financial incentives, when available.

For more information, please call the National Register Coordinator listed below.

Certified Local Governments

An important goal of the NeSHPO is to translate the federal preservation program, as embodied by the National Historic Preservation Act, to the local level. One element of this goal is to link local governments with a nationwide network of federal, state, and local organizations. One of the most effective tools for this purpose is the Certified Local Government (CLG) program. A CLG is a local government, either a county or municipality, that has adopted preservation as a priority. To become a CLG, a local government must:

- Establish a preservation ordinance that includes protection for historic properties at a level the community decides is appropriate.
- Promote preservation education and outreach.
- Conduct and maintain some level of a historic building survey.
- Establish a mechanism to designate local landmarks.
- Create a preservation commission to oversee the preservation ordinance and the CLG program.

The advantages of achieving CLG status include:

- A CLG is eligible to receive matching funds from the NeSHPO that are unavailable to non-CLGs.
- Contributing buildings within local landmark districts may be eligible for preservation tax incentives (see below), without being listed in the National Register.
- Through the use of their landmarking and survey programs, CLGs have an additional tool when considering planning, zoning, and land-use issues relating to historic properties.
- CLGs have the ability to monitor and preserve structures that reflect the community's heritage.
- CLGs have access to a nationwide information network of local, state, federal, and private preservation institutions.
- Finally, but not least, a CLG through its ordinance and commission has a built-in mechanism to promote pride in, and understanding of, a community's history.

Certification of a local government for CLG status comes from the NeSHPO and the National Park Service, and there are general rules to follow. A community considering CLG status, however, is given broad flexibility within those rules when structuring its CLG program. The emphasis of the CLG program is local management of historic properties with technical and economic assistance from the NeSHPO.

Omaha Certified Local Government

The city of Omaha qualified as a CLG in 1985. The Planning Department's Historic Preservation Administrator manages the program. A chief responsibility of a CLG is to maintain a survey of local historic properties. The survey gathers data related to the city's historic resources. A survey defines the historic character of a community or particular area and can provide the basis for making sound judgments in local planning.

Since the adoption of the city of Omaha's preservation ordinance in 1977, the Landmark Heritage Preservation Commission staff has been involved in ongoing survey activities. CLG grant funds have been used to conduct historic surveys in Omaha for many years. The Omaha-Douglas County Historic Buildings Survey contains data on more than 6,000 buildings in the city's jurisdictional area. This computerized catalog system includes information concerning property location, ownership, use, date of construction, architectural style, and other pertinent information. Historic survey data is now integrated into the city of Omaha's Geographic Information System (GIS).

Data contained in the Omaha-Douglas County Historic Buildings Survey is coordinated with the NeHBS maintained by the NeSHPO. Both the local and state survey data are accessible to the public, although certain information such as the location of vacant properties or archaeological sites may be restricted to the public.

Omaha Landmarks Heritage Preservation Commission

In 1977 the Omaha City Council adopted the Landmarks Heritage Preservation Ordinance, the first comprehensive preservation ordinance in Nebraska. Patterned after legislation that had

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proved successful in Seattle, New York, and Savannah, the Omaha ordinance contained provisions for the creation of a commission that has the ability to designate structures and districts of local significance; regulate work done on designated buildings; and identify and implement overall goals and objectives for preservation in the city.

The 1977 ordinance created the Landmarks Heritage Preservation Commission (Commission). Nine members compose the Commission: an architect, a curator, a professional historian, three members active in a preservation-related field, two laypersons, and an owner or operator of a business or property within a landmark heritage preservation district. Commission members are appointed by the Mayor to terms of three years, subject to confirmation by the City Council. The Commission selects its own chairman and rules of procedure. The body generally meets monthly, with special meetings held by call of the chairman.

For more information, please call the Preservation Administrator at the Omaha Planning Department listed below.

Preservation Tax Incentives

Since 1976 the Internal Revenue Code has contained provisions offering tax credits for the certified rehabilitation of income-producing historic properties. Historic properties are defined as those listed in the National Register, or as buildings that contribute to the significance of a National Register or a locally landmarked (by a CLG see above) historic district. An income-producing property may be a rental residential, office, commercial, or industrial property. Historic working barns or other agriculture-related outbuildings may also qualify.

A certified rehabilitation is one that conforms to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The standards are a common sense approach to the adaptive reuse of historic buildings. It is important to remember that this program promotes the rehabilitation of historic properties so that they may be used to the benefit and enjoyment of the property owner and a community. The program is not necessarily intended to reconstruct or restore historic buildings to exact, as-built specifications.

The tax incentive program in Nebraska has been responsible for:

- Reinvesting millions of dollars for the preservation of historic buildings.
- Establishing thousands of low- and moderate-income housing units and upper-income units.
- Encouraging the adaptive reuse of previously under or unutilized historic properties in older downtown commercial areas.
- Helping to broaden the tax base.
- Giving real estate developers and city planners the incentive to consider projects in older, historic neighborhoods.
- Helping stabilize older, historic neighborhoods.

Certification of the historic character of the income-producing property (usually by listing the property in the National Register) and certification of the historic rehabilitation is made by both the NeSHPO and the National Park Service. Before initiating any activity for a project that anticipates the use of preservation tax credits, owners should contact the NeSHPO and a professional tax advisor, legal counsel, or appropriate local Internal Revenue Service office. For more information, please call the Preservation Tax Incentives Coordinator listed below.

Federal Project Review

Section 106 of the National Historic Preservation Act requires that federal agencies take into account the effect of their undertakings on historic properties; develop and evaluate alternatives that could avoid, minimize, or mitigate adverse effects their projects may have on historic properties; and afford the federal Advisory Council on Historic Preservation an opportunity to comment on the project and its effects on historic properties. The regulations that govern the Section 106 process, as it is known, also require that the federal agency consult with the NeSHPO when conducting these activities.

For example, if the Federal Highway Administration (FHWA), through the Nebraska Department of Roads, contemplates construction of a new highway,

FHWA must contact the NeSHPO for assistance in determining whether any sites or structures located in the project area are listed in, or eligible for listing in, the National Register. If properties that meet this criteria are found, the FHWA must consult with the NeSHPO to avoid or reduce any harm the highway might cause the property. Note that a property need not actually be listed in the National Register to be considered for protection, only to have been determined eligible for listing. This process is to take place early enough in the planning process to allow for alternatives that would avoid adverse effects to historic properties; i.e., in the example above, the modification of a new highway's right-of-way could avoid an archaeological site or historic barn.

It is important to note that public participation in this process is vital. The Section 106 process requires the federal agency to seek views of the public and interested parties if adverse effects to historic properties are discovered through consultation with the NeSHPO. The NeSHPO examines information provided by the federal agency, the NeHBS, and the National Register; but often the most valuable information comes from comments provided by the public. Section 106 was included in the National Historic Preservation Act to protect locally significant historic properties from unwitting federal action. It is truly a law that gives the public a voice in an unwieldy bureaucratic system.

For more information about Section 106 review, please contact a member of the Federal Agency Review staff of the NeSHPO listed below.

Public Outreach and Education

The primary function of the NeSHPO is to assist communities in preserving significant buildings, sites, and structures that convey a sense of community history. The most powerful tool available to the NeSHPO in this regard is public education. For this reason, NeSHPO staff spend considerable time conducting public meetings and workshops and disseminating information to the public.

The NeSHPO's goal is to assist local individuals, groups, and governments understand, promote, and preserve historic properties. The NeSHPO advocates not only the self-evident aesthetic advantages of historic preservation, but also the potential for

preservation to help promote economic development, community planning, tourism, environmental sensitivity, and land-use planning.

The above short descriptions are meant to orient the reader to the NeSHPO programs within the larger mission of the NSHS. As all NeSHPO programs originate from a common source - the National Historic Preservation Act - they work best when they work together, either in whole or in part. For the programs to function at all, they require the interest and participation of the people they are meant to serve . . . the public.

For more information about the NeSHPO or the programs described above, please call (402) 471-4787 or 1-800-833-6747. Information is also available at the Nebraska State Historical Society web page at www.nebraskahistory.org.

Organizational Contacts

City of Omaha Planning Department and Omaha CLG

Lynn Meyer, Preservation Administrator
Telephone: (402) 444-5208
E-mail: lmeyer@ci.omaha.ne.us

Nebraska State Historic Preservation Office

General information
Telephone: (402) 471-4787
E-mail: HPNSHS@nebraskahistory.org

Lawrence Sommer, Director
Nebraska State Historical Society
State Historic Preservation Officer
Telephone: (402) 471-4745
E-mail: NSHS@nebraskahistory.org

L. Robert Puschendorf, Associate Director
Deputy State Historic Preservation Officer
Telephone: (402) 471-4769
E-mail: HPNSHS@nebraskahistory.org

Teresa Fatemi, Staff Assistant
Telephone: (402) 471-4768
E-mail: TFATEMI@nebraskahistory.org

Chapter 4. Preservation in Nebraska

Nebraska Historic Buildings Survey

Jill Ebers, Survey Coordinator

Telephone: (402) 471-4773

E-mail: jebbers@mail.state.ne.us

National Register of Historic Places

Stacy Stupka-Burda, National Register Coordinator

Telephone: (402) 471-4770

E-mail: sstupkab@mail.state.ne.us

Certified Local Governments

Bill Callahan, Coordinator

Telephone: (402) 471-4788

E-mail: CALLAHAN@nebraskahistory.org

Preservation Tax Incentives

Melissa Dirr

Telephone: (402) 471-3352

E-mail: MDIRR@nebraskahistory.org

Federal Agency Review (Section 106 Review)

Greg Miller, Historian

Telephone: (402) 471-4775

E-mail: GMILLER@nebraskahistory.org

Archaeology

Terry Steinacher, Archaeology Program Associate

Telephone: (308) 665-2918

E-mail: tsteinach@bbc.net

The personnel above, excluding Lynn Meyer and Terry Steinacher, may also be reached by dialing 1-800-833-6747.

State of Nebraska Historic Preservation Board Members

Fred Alley, Chair – North Platte

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Appendix A. Properties Listed in the National Register of Historic Places or Designated as Omaha Landmarks

Name	NeHBS Site No.	Omaha Landmark	National Register
South Omaha Main Street Historic District	Various		X
Packer's National Bank*	DO09:0096-004	X	X
South Omaha City Hall*	DO09:0096-005	X	
St. Martin of Tours Parish Center	DO09:0100-001	X	X
Omaha Park and Boulevard System	Various		Pending
Rosewater School	DO09:0105-001	X	X
Vinton School	DO09:0108-009	X	X
Immaculate Conception Church and School	DO09:0195-002		X
Neble House	DO09:0109-002	X	

* These properties are also located within the boundaries of the South Omaha Main Street Historic District

Appendix B. List of Surveyed Properties

Address	Resource Name	NeHBS Number	Designation
3115 South 1 Street	House	DO09:0060A-001	Settlement
2308 South 7 Street	House	DO09:0062-001	Settlement
2409 South 9 Street	House	DO09:0062-002	Settlement
2744 South 9 Street	Apartment Building	DO09:0109-003	Settlement
2205 South 10 Street	St. Joseph Tower	DO09:0113-050	Services
2324 South 10 Street	House	DO09:0111-027	Settlement
2326 South 10 Street	House	DO09:0111-028	Settlement
2328 South 10 Street	House	DO09:0111-029	Settlement
2332 South 10 Street	House	DO09:0111-030	Settlement
2336 South 10 Street	House	DO09:0111-031	Settlement
2512 South 10 Street	Apartment Building	DO09:0111-053	Settlement
2526 South 10 Street	House	DO09:0111-036	Settlement
2740 South 10 Street	Mrs. B.L. Fisher Residence	DO09:0109-001	Settlement
2752 South 10 Street	Neble House	DO09:0109-002	Settlement
2315 South 11 Street	House	DO09:0111-017	Settlement
2302 South 12 Street	House	DO09:0111-026	Settlement
2601 South 12 Street	House	DO09:0111-013	Settlement
2617 South 12 Street	House	DO09:0111-014	Settlement
4214 South 12 Street	House	DO09:0101-004	Settlement
2401 South 13 Street	John Rush Building	DO09:0111-001	Settlement
2518 South 13 Street	Chops Bowling	DO09:0111-048	Diversion
2601-2609 South 13 Street	Commercial Building	DO09:0111-058	Commerce
4014 South 13 Street	Commercial Building	DO09:0103-009	Commerce
4030 South 13 Street	Timmerman Building	DO09:0103-003	Commerce
4040 South 13 Street	House	DO09:0103-008	Settlement
4044 South 13 Street	House	DO09:0103-008	Settlement
4048 South 13 Street	House	DO09:0103-008	Settlement
4052 South 13 Street	House	DO09:0103-008	Settlement
4056 South 13 Street	House	DO09:0103-008	Settlement
4101 South 13 Street	House	DO09:0101-006	Settlement
4102 South 13 Street	St. Rose School	DO09:0101-007	Education
4206 South 13 Street	Deutsches Haus	DO09:0101-001	Association
2402 South 14 Street*	House	DO09:0111-085	Settlement
2407 South 14 Street*	House	DO09:0111-073	Settlement
2408 South 14 Street*	House	DO09:0111-084	Settlement
2411 South 14 Street*	House	DO09:0111-072	Settlement
2412 South 14 Street*	House	DO09:0111-083	Settlement
2415 South 14 Street*	House	DO09:0111-071	Settlement
2416 South 14 Street*	House	DO09:0111-082	Settlement
2419 South 14 Street*	House	DO09:0111-070	Settlement
2420 South 14 Street*	House	DO09:0111-081	Settlement
2423 South 14 Street*	House	DO09:0111-069	Settlement
2424 South 14 Street*	House	DO09:0111-080	Settlement
2427 South 14 Street*	House	DO09:0111-068	Settlement
2428 South 14 Street*	House	DO09:0111-079	Settlement
2431 South 14 Street*	House	DO09:0111-067	Settlement
2432 South 14 Street*	House	DO09:0111-078	Settlement
2435 South 14 Street*	House	DO09:0111-066	Settlement
2436 South 14 Street*	House	DO09:0111-077	Settlement
2439 South 14 Street*	House	DO09:0111-065	Settlement

Appendix B. List of Surveyed Properties

Address	Resource Name	NeHBS Number	Designation
2440 South 14 Street*	House	DO09:0111-076	Settlement
2443 South 14 Street*	House	DO09:0111-064	Settlement
2446 South 14 Street*	House	DO09:0111-075	Settlement
2447 South 14 Street*	House	DO09:0111-063	Settlement
2451 South 14 Street*	House	DO09:0111-062	Settlement
3911 South 14 Street	House	DO09:0103-007	Settlement
2326 South 15 Street	House	DO09:0111-019	Settlement
2401 South 15 Street*	House	DO09:0111-088	Settlement
2405 South 15 Street*	House	DO09:0111-089	Settlement
2411 South 15 Street*	House	DO09:0111-090	Settlement
2415 South 15 Street*	House	DO09:0111-091	Settlement
2419 South 15 Street*	House	DO09:0111-092	Settlement
2423 South 15 Street*	House	DO09:0111-093	Settlement
2427 South 15 Street*	House	DO09:0111-094	Settlement
2431 South 15 Street*	House	DO09:0111-095	Settlement
2433 South 15 Street*	House	DO09:0111-096	Settlement
2301 South 16 Street	Assumption Ukrainian Catholic Church	DO09:0111-054	Religion
2407-2409 South 16 Street	Apartment Building	DO09:0111-003	Settlement
2455-2457 South 16 Street	Apartment Building	DO09:0111-055	Settlement
2469 1/2 South 16 Street	Commercial Building	DO09:0111-049	Commerce
3483 South 16 Street	Brick Building	DO09:0105-005	Government
3702-3704 South 16 Street	Müller, Fritz, Building	DO09:0106-010	Commerce
3718 South 16 Street	House	DO09:0106-016	Settlement
3724 South 16 Street	House	DO09:0106-012	Settlement
2314 South 18 Street	Castelar Elementary School	DO09:0112-002	Education
2423 South 18 Street	House	DO09:0112-034	Settlement
2443-2445 South 18 Street	Duplex	DO09:0112-004	Settlement
3035 South 18 Street	House	DO09:0110-013	Settlement
4211 South 19 Street	House	DO09:0102-19	Settlement
4416 South 19 Street	House	DO09:0100-002	Settlement
4814 South 19 Street	House	DO09:0098-074	Settlement
5112 South 19 Street	House	DO09:0096-210	Settlement
5134 South 19 Street	House	DO09:0096-209	Settlement
2902 South 20 Street	Cross Ev. Lutheran School Building	DO09:0110-010	Education
3026-3028 South 20 Street	Commercial Building	DO09:0110-015	Commerce
3101 South 20 Street	Cross Lutheran Church	DO09:0013	Religion
3111 South 20 Street	O.F.D. Building (Omaha Fire Dept.), Station No. 3	DO09:0108-015	Government
3622 South 20 Street	House	DO09:0106-014	Settlement
4216 South 20 Street	House	DO09:0102-006	Settlement
4807 South 20 Street	Crystal Beverage	DO09:0098-019	Commerce
5133 South 20 Street	Service Station	DO09:0096-135	Transportation
2319 South 21 Street	House	DO09:0112-051	Settlement
2409 South 21 Street	House	DO09:0112-024	Settlement
2714 South 21 Street	House	DO09:0110-011	Settlement
3110-3124 South 21 Street, 3111-3125 South 22 Street, 2102-2108 Vinton Street*	Residential district	DO09:0108-022	Settlement
4210 South 22 Street	House	DO09:0102-023	Settlement
4407-4409 South 22 Street	Apartment Building	DO09:0100-028	Settlement
2326 South 23 Street	House	DO09:0112-016	Settlement

Appendix B. List of Surveyed Properties

Address	Resource Name	NeHBS Number	Designation
3208 South 23 Street	House	DO09:0108-016	Settlement
3219 South 23 Street	Swedish Ev. Lutheran Salem Church	DO09:0108-017	Religion
3632 South 23 Street	Hale Residence	DO09:0106-001	Settlement
3931 South 23 Street	House	DO09:0104-006	Settlement
4020 South 23 Street	House	DO09:0104-007	Settlement
4101 South 23 Street	House	DO09:0102-001	Settlement
4501 South 23 Street	Wheeler Memorial Church	DO09:0100-004	Religion
5131 South 23 Street	House	DO09:0096-053	Settlement
2402 South 24 Street	Service Station	DO09:0197-008	Transportation
3101 South 24 Street	Ak-Sar-Ben Beef Co.	DO09:0108-024	Commerce
3504 South 24 Street	House	DO09:0191-014	Settlement
3510 South 24 Street	Sophus F. Neble Building	DO09:0191-013	Commerce
3622 South 24 Street	House	DO09:0191-015	Settlement
3625 South 24 Street	House	DO09:0106-011	Settlement
3730 South 24 Street	House	DO09:0191-017	Settlement
3735 South 24 Street	House	DO09:0106-004	Settlement
3820 South 24 Street	House	DO09:0189-005	Settlement
3904-3906 South 24 Street	Duplex	DO09:0189-007	Settlement
3910-3912 South 24 Street	Duplex	DO09:0189-008	Settlement
3925 South 24 Street	Rozalia Building	DO09:0104-003	Settlement
4036 South 24 Street	Commercial Building	DO09:0189-011	Commerce
4519 South 24 Street	South High School	DO09:0100-027	Education
4704 South 24 Street	Stockyards National Motor Bank	DO09:0098-075	Services
4724 South 24 Street	Bank	DO09:0098-076	Services
5020 South 24 Street	Omaha & Council Bluffs St Ry Co Building	DO09:0096-012	Transportation
5028 South 24 Street	Frank Merwald and Sons	DO09:0096-015	Commerce
2445 South 25 Street	Falstaff Brewery Office Building	DO09:0193-005	Industry
2507 South 25 Street	House	DO09:0197-006	Settlement
3817 South 25 Street	Apartment Building	DO09:0189-001	Settlement
3825 South 25 Street	House	DO09:0189-002	Settlement
4018 South 25 Street	House	DO09:0189-026	Settlement
4034 South 25 Street	House	DO09:0189-025	Settlement
4114 South 25 Street	Sheldon Apartments	DO09:0187-003	Settlement
4132 South 25 Street	House	DO09:0187-014	Settlement
4440 South 25 Street	Church (Iglesia Cristo Rey ELCA)	DO09:0185-008	Religion
4701 South 25 Street	Polish Home (El Museo Latino)	DO09:0183-007	Association
4702 South 25 Street	O.F.D. (Omaha Fire Dept.) Station No. 5	DO09:0183-006	Government
4825 South 25 Street	Commercial Building (Don's Uniforms)	DO09:0183-023	Commerce
4907-4923 South 25 Street	Commercial Building	DO09:0183-032	Commerce
2518 South 26 Street	House	DO09:0197-007	Settlement
3734 South 26 Street	House	DO09:0191-016	Settlement
3804 South 26 Street	House	DO09:0189-023	Settlement
3832 South 26 Street	House	DO09:0189-024	Settlement
4112 South 26 Street	St. Bridget's Church Complex	DO09:0187-002	Religion
4808 South 26 Street	Industrial Building	DO09:0183-026	Industry
2453 South 27 Avenue	Commercial Building	DO09:0197-005	Commerce
2457 South 27 Street	Commercial Building	DO09:0197-004	Commerce
4334 South 27 Street	Commercial Building	DO09:0187-014	Commerce

Appendix B. List of Surveyed Properties

Address	Resource Name	NeHBS Number	Designation
4702 South 27 Street	Johnny's Café	DO09:0183-031	Commerce
4913 South 27 Street	Industrial Building	DO09:0183-014	Industry
2368 South 29 Street	Commercial Building	DO09:0197-003	Commerce
1006 Arbor Street	House	DO09:0111-042	Settlement
1022-1024 Arbor Street	Duplex	DO09:0111-041	Settlement
1407 Archer Avenue	House	DO09:0095-002	Settlement
1411 Archer Avenue	House	DO09:0095-001	Settlement
1047 Atlas Street	House	DO09:0103-004	Settlement
1501 B Street	Stone marker	DO09:0105-004	Settlement
2920 B Street	Truss bridge	DO09:0191-018	Transportation
2018 Bancroft Street	House	DO09:0112-054	Settlement
2122 Bancroft Street	House	DO09:0112-009	Settlement
1210 Bert Murphy Avenue	House	DO09:0105-002	Settlement
1214 Blaine Street	House	DO09:0103-006	Settlement
2413 C Street	House	DO09:0189-021	Settlement
1404 Castelar Street	St Patrick's Catholic Church	DO09:0111-056	Religion
1411 Castelar Street*	House	DO09:0111-086	Settlement
1415 Castelar Street*	House	DO09:0111-087	Settlement
2810 D Street	Omaha Flour Mills Company Complex	DO09:0189-019	Industry
1921 Deer Park Boulevard	House	DO09:0108-018	Settlement
2051 Deer Park Boulevard	House	DO09:0108-019	Settlement
819 Dorcas Street	St. Joseph's Grotto	DO09:0063-003	Religion
2414 E Street	Grace Methodist Episcopal Church	DO09:0189-013	Religion
2602 E Street	House	DO09:0189-022	Settlement
1908 Elm Street	House	DO09:0110-012	Settlement
2415 F Street	Apartment Building	DO09:0187-013	Settlement
2419 F Street	House	DO09:0187-001	Settlement
2420 F Street	House	DO09:0189-016	Settlement
2012 G Street	House	DO09:0102-020	Settlement
2302 G Street	House	DO09:0102-021	Settlement
2304 G Street	House	DO09:0102-022	Settlement
402 Grover Street	House	DO09:0060-002	Settlement
2420 H Street	Trinity Baptist Church	DO09:0187-012	Religion
2502 H Street	House	DO09:0187-011	Settlement
2504 H Street	House	DO09:0187-010	Settlement
2506 H Street	House	DO09:0187-009	Settlement
2508 H Street	House	DO09:0187-008	Settlement
2510 H Street	House	DO09:0187-007	Settlement
2512 H Street	House	DO09:0187-006	Settlement
3312 Hoctor Boulevard	House	DO09:0108-020	Settlement
1008 Homer Street	House	DO09:0103-005	Settlement
2002 I Street	Apartment Building	DO09:0102-015	Settlement
2006 I Street	Apartment Building	DO09:0102-016	Settlement
2411 I Street	Masonic Temple, Bee Hive Lodge	DO09:0185-007	Association
2708-2712 J Street	Worker houses	DO09:0185-009	Settlement
2215 K Street	Utility Building	DO09:0100-029	Government
1311 Kavan Street	House	DO09:0103-001	Settlement
2301 M Street	Service Station	DO09:0098-072	Transportation
2302 M Street	Omaha Public Library, South Branch	DO09:0098-077	Government
2418 M Street	Commercial Building	DO09:0183-028	Commerce

Appendix B. List of Surveyed Properties

Address	Resource Name	NeHBS Number	Designation
2419 M Street	Commercial Building	DO09:0183-029	Commerce
1323 Martha Street	John Rush House	DO09:0111-057	Settlement
2946 Martha Street	House	DO09:0199-005	Settlement
4204 Miller Street	House	DO09:0101-03	Settlement
4237 Miller Street	House	DO09:0101-002	Settlement
1401 N Avenue	House	DO09:0097-002	Settlement
1409 N Avenue	House	DO09:0097-003	Settlement
2619 N Street	Industrial Building	DO09:0183-009	Industry
2630 N Street	Sturges Co.	DO09:0183-008	Industry
2310 O Street	Our Lady Guadalupe Church	DO09:0096-211	Religion
1903 Ontario Street	House	DO09:0106-013	Settlement
1310 Phelps Street	Korean Presbyterian Church	DO09:0105-003	Religion
100-111 Stanford Court	Housing complex	DO09:0111-050	Settlement
1803 Van Camp Avenue	House	DO09:0106-015	Settlement
1402 Vinton Street*	House	DO09:0111-074	Settlement
1405 Vinton Street	House	DO09:0111-045	Settlement
1409 Vinton Street	Apartment Building	DO09:0111-005	Settlement
1412 Vinton Street*	House	DO09:0111-061	Settlement
1424 Vinton Street*	House	DO09:0111-060	Settlement
1503-1511 Vinton Street	Apartment Building	DO09:0111-007	Settlement
1502-1504 Vinton Street	Commercial Building	DO09:0111-059	Commerce
1513-1515 Vinton Street	Duplex	DO09:0111-008	Settlement
1517-1519 Vinton Street	Duplex	DO09:0111-009	Settlement
1601-1603 Vinton Street	Commercial Building	DO09:0110-021	Commerce
1612-1620 Vinton Street	Commercial Building	DO09:0112-053	Commerce
1622-1630 Vinton Street	Commercial Building	DO09:0112-052	Commerce
1701 Vinton Street**	Jourdan, Daniel J., Building	DO09:0110-022	Commerce
1702-1704 Vinton Street**	Mueller, Fritz, Building	DO09:0110-020	Commerce
1703 Vinton Street**	Jourdan, Daniel J., Building	DO09:0110-023	Commerce
1710-1720 Vinton Street**	Müller, Fritz, Building	DO09:0110-019	Commerce
1715 Vinton Street**	Schoenen, Henry, Building	DO09:0110-024	Commerce
1717 Vinton Street**	Rochford, Arthur G., Building	DO09:0110-009	Commerce
1723 Vinton Street**	Commercial Building	DO09:0110-025	Commerce
1724 Vinton Street**	South Side Turner Hall	DO09:0110-018	Diversion
1801-1805 Vinton Street**	Vasak, William, Building	DO09:0110-003	Commerce
1802-1804 Vinton Street**	Elsasser Building	DO09:0110-002	Commerce
1806-1808 Vinton Street**	Schleicher, C.B., Building	DO09:0110-017	Commerce
1807-1809 Vinton Street**	Commercial Building	DO09:0110-026	Commerce
1810-1812 Vinton Street**	Wiig, Peter, Building	DO09:0110-008	Commerce
1814-1816 Vinton Street**	Strausbaugh, Peter, Building	DO09:0110-007	Commerce
1817 Vinton Street**	Wigton, Dr. Harrison A., Building	DO09:0110-027	Commerce
1819 Vinton Street**	Rigge, H.P., Building	DO09:0110-028	Commerce
1820-1822 Vinton Street**	Lorenzen, William F., Building	DO09:0110-016	Commerce
1921-1923 Vinton Street	Apartment Building	DO09:0110-006	Settlement
1945 Vinton Street	Commercial Building	DO09:0110-014	Commerce
2020 Vinton Street	Nebraska Power Co. Building	DO09:0108-023	Services
2201-2223 Vinton Street	Rowhouses	DO09:0108-012	Settlement
2216-2224 Vinton Street	Houses	DO09:0108-021	Settlement

* This property is within the proposed Vinton Street Residential Historic District or the Ostronic Heights Residential Historic District and is recommended for further study, see Chapter 3 for further information.

** This property is within the boundaries of the Vinton Street Commercial Historic District National Register Nomination prepared in 2005. For more information on the historic district see the nomination, available at the City of Omaha Planning Department or the Nebraska State Historical Society in Lincoln.

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Glossary

Art Moderne Style (circa 1930-1950). An architectural style featuring industrial technology and streamlined simplicity. Features include smooth, rounded corners, horizontal massing, details in concrete, glass block, aluminum, and stainless steel.

Association. Link of a historic property with a historic event, activity, or person. Also, the quality of integrity through which a historic property is linked to a particular past time and place.

Balloon frame. A type of support for wood-frame buildings that utilizes vertical studs that extend the full height of the wall and floor joists fastened to the studs with nails. Balloon-frame buildings in Nebraska became popular with the expansion of the railroad when milled lumber could be shipped to the plains for relatively low cost.

Bay window. A decorative window that projects out from the flat surface of an exterior wall, often polygonal in design. Bay windows are often seen on Queen Anne style buildings.

Boom-Town (circa 1850-1880). See false-front.

Brackets. Support members used under overhanging eaves of a roof, usually decorative in nature.

Building. A building is erected to house activities performed by people.

Bungalow/Craftsman Style (circa 1890-1940). An architectural style characterized by overhanging eaves, modest size, open porches with large piers and low-pitched roofs.

Circa, Ca., or c. At, in, or of approximately, used especially with dates.

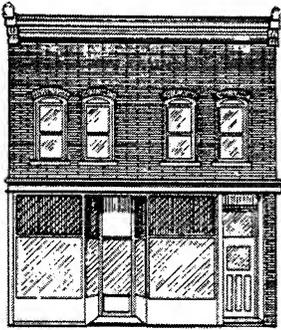
Clapboard. Relatively long, thin boards that have a thick lower edge and a feathered, or tapered upper edge. The shape of the boards permits them to be overlapped horizontally. Clapboard is most commonly used as cladding material on vernacular farm houses and their secondary buildings.

Column. A circular or square vertical support member.

Glossary

Commercial Vernacular Style (circa 1860-1930). A form of building used to describe simply designed commercial buildings of the late nineteenth and early twentieth centuries, which usually display large retail windows and recessed entrances on the first floor.

Contributing (National Register definition). A building, site, structure, or object that adds to the historic associations, historic architectural qualities for which a property is significant. The resource was present during the period of significance, relates to the documented significance of the property, and possesses historic integrity, or is capable of yielding important information about the period.



Example of Commercial Vernacular Style

Contributing (NeHBS definition). A building, site, structure, object, or collection of buildings such as a farmstead that meets the NeHBS criteria of integrity, historic association, historic architectural qualities, and was present during the period of significance. A property that contributes to the NeHBS is generally evaluated with less strictness than for an individual listing on the National Register, yet more strictness than a building which may “contribute” to a proposed National Register district.

Cross-Gable (circa 1860-1910). A vernacular building form typically two stories and square in plan with two identical roofs whose ridges intersect to produce a cruciform.

Design. Quality of integrity applying to the elements that create the physical form, plan, space, structure, and style of a property.

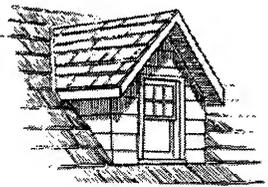
Dormer. A vertical window projecting from the roof. Variations of dormer types can be based on the dormer’s roof form, for example shed dormer, gable dormers, and hipped dormers.

Dutch Colonial Revival Style (circa 1900-1940). A residential architectural style based on the more formal Georgian Revival style. This style is identified by its gambrel roof and symmetrical facade.

Eclectic Style (circa 1890-1910). An eclectic building displays a combination of architectural elements from various styles. It commonly resulted when a house designed in one architectural style was remodeled into another.



Example of Cross Gable building form



Example of Dormer

Elevation. Any single side of a building or structure.

Eligible. Properties that meet the National Park Service Criteria for nomination and listing on the National Register of Historic Places.

Evaluation. Process by which the significance and integrity of a historic property are judged and eligibility for National Register of Historic Places (National Register) listing is determined.

Extant. Still standing or existing (as in a building, structure, site, and/or object).

False-front (circa 1850-1880). A vernacular building form, which is typically a one-and-one-half story front gable frame building with a square facade that extends vertically in front of the front-facing gable. This gives an entering visitor the sense of approaching a larger building. This form is often used in the construction of a first-generation commercial building, thus is also known as “boom-town.”

Feeling. Quality of integrity through which a historic property evokes the aesthetic or historic sense of past time and place.

Fenestration. The arrangement of windows and other exterior openings on a building.

Foursquare Style (circa 1900-1930). Popularized by mail-order catalogues and speculative builders in the early twentieth century, this style is typified by its box-like massing, two-stories, hipped roof, wide overhanging eaves, central dormers, and one-story porch spanning the front facade.

Front Gable (circa 1860-1910). The vernacular form of a building, generally a house, in which the triangular end of the roof faces the street.

Gable. The vertical triangular end of a building from cornice or eaves to ridge.

Gabled Ell (circa 1860-1910). The vernacular form of a building, generally a house, in which two gabled wings are perpendicular to one another in order to form an "L"-shaped plan.

Gable end. The triangular end of an exterior wall.

Gable roof. A roof type formed by the meeting of two sloping roof surfaces.

Gambrel roof. A roof type with two slopes on each side.

High Victorian Gothic (circa 1865-1900). This architectural style drew upon varied European medieval sources and employed pointed arches and polychromatic details. The heavier detailing and more complex massing made this style popular for public and institutional buildings.

Hipped roof. A roof type formed by the meeting of four sloping roof surfaces.

Historic context. The concept used to group related historic properties based upon a theme, a chronological period, and/or a geographic area.

Integrity. Authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic period. (See Chapter 3, Research Design.)

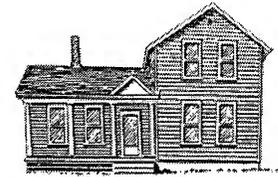
Italianate Style (circa 1870-1890). A popular style for houses, these square, rectangular, or L-shaped, two-story buildings have low-pitched, hip roofs, with wide eaves usually supported by heavy brackets, tall narrow windows, and front porches. In some cases, the roof may be topped with a cupola.

Keystone. A wedge-shaped piece at the crown of an arch that locks the other pieces in place. It is seen most often over arched doors and window openings and is sometimes of a different material than the opening itself.

Late Gothic Revival Style (circa 1880-1920). A later version of the Gothic style, these buildings are generally larger and use heavy masonry construction. In churches, masonry is sometimes used throughout the structure. The pointed-arch window openings remain a key feature; however, designs are more subdued than those of the earlier period.

Location. Quality of integrity retained by a historic property existing in the same place as it did during the period of significance.

Materials. Quality of integrity applying to the physical elements that were combined or deposited in a particular pattern or configuration to form a historic property.



Example of Gabled Ell building form



Example of Front Gable building form

Glossary

Mediterranean Revival (circa 1900-1940). These buildings are characterized by flat wall surfaces, often plastered, broken by a series of arches with terra cotta, plaster, or tile ornamentation. Details such as red tile roofs and heavy brackets are also commonly seen.

Multiple Property Nomination. The National Register of Historic Places Multiple Property documentation form nominates groups of related significant properties. The themes, trends, and patterns of history shared by the properties are organized into historic contexts. Property types that represent those historic contexts are defined within the nomination.

National Register of Historic Places (National Register). The official federal list of districts, buildings, sites, structures, and objects significant in American history, architecture, archaeology, engineering, and culture that are important in the prehistory or history of their community, state, or nation. The program is administered through the National Park Service by way of State Historic Preservation Offices (see Chapter 1, Introduction of this report).

National Register of Historic Places Criteria. Established criteria for evaluating the eligibility of properties for inclusion in the National Register. See Chapter 3, Research Design.

Neo-Classical Style (circa 1900-1920). An architectural style characterized by a symmetrical facade and usually includes a pediment portico with classical columns.

Noncontributing (National Register definition). A building, site, structure, or object that does not add to the historic architectural qualities or historic associations for which a property is significant. The resource was not present during the period of significance; does not relate to the documented significance of the property; or due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity nor is capable of yielding important information about the period.

Noncontributing (NeHBS definition). A building, site, structure, object, or collection of buildings such as a farmstead that does not meet the NeHBS criteria of integrity, historic association, historic architectural qualities, or was not present during the period of significance. Noncontributing properties are not generally entered into, nor kept in, the NeHBS inventory; however, exceptions do exist.

Object. An artistic, simple, and/or small-scale construction not identified as a building or structure; i.e. historic signs, markers, and monuments.

One-story Cube (circa 1870-1930). The vernacular form of a house, which is one-story and box-like in massing. Features generally include a low-hipped roof, a full front porch recessed under the roof, little ornamentation, and simple cladding, such as clapboard, brick, or stucco. Also known as a Prairie Cube.

Period of Significance. Span of time in which a property attained the significance for which it meets the National Register criteria.

Pony truss bridge (circa 1880-1920). A low iron or steel truss, approximately 5 to 7 feet in height, located alongside and above the roadway surface. Pony truss bridges often range in span lengths of 20 to 100 feet.

Portico. A covered walk or porch supported by columns or pillars.

Potentially eligible. Properties that may be eligible for listing on the National Register pending further research and investigation.

Property. A building, site, structure, and/or object situated within a delineated boundary.

Property type. A classification for a building, structure, site, or object based on its historic use or function.



Example of One Story Cube building form

Queen Anne Style (circa 1880-1900). A style that enjoyed widespread popularity, particularly in the eastern portion of Nebraska. These houses are typically two stories tall, have asymmetrical facades, and steeply pitched rooflines of irregular shape. Characteristics include a variety of surface textures on walls, prominent towers, tall chimneys, and porches with gingerbread trim.

Setting. Quality of integrity applying to the physical environment of a historic property.

Shed roof. A roof consisting of one inclined plane.

Side Gable (circa 1860-1940). The vernacular form of a building, generally a house, in which the gable end of the roof is perpendicular to the street.



Example of Side Gable building form

Significance. Importance of a historic property as defined by the National Register criteria in one or more areas of significance.

Site. The location of a prehistoric or historic event.

Spanish Colonial Revival Style (circa 1900-1920). These buildings, which have a southwestern flavor, show masonry construction usually covered with plaster or stucco, red clay tiled hipped roofs, and arcaded porches. Some facades are enriched with curvilinear and decorated roof lines.

Structure. Practical constructions not used to shelter human activities.

Stucco. A material usually made of Portland cement, sand, and a small percentage of lime and applied in a plastic state to form a hard covering for exterior walls.

Tudor Revival Style (circa 1920-1940). A style that reflects a blend of a variety of elements from late English medieval styles. It is identified by steep gables, half-timbering, and mixes of stone, stucco, and wood.

Turret. A little tower that is an ornamental structure and projects at an angle from a larger structure.

Two-story Cube (circa 1860-1890). The vernacular form, generally for a house, which is a two-story building, box-like in massing, with a hipped roof, near absence of surface ornament, and simple exterior cladding such as brick, clapboard, or stucco.

Vernacular. A functional, simplistic building or structure without stylistic details. Vernacular form buildings were usually designed by the builder, not by an architect.

Workmanship. Quality of integrity applying to the physical evidence of the crafts of a particular culture, people, or artisan.

All images shown in glossary adapted from Barbara Wyatt, ed., *Cultural Resource Management in Wisconsin*, vol. 2, Architecture (Madison, Wis.: State Historical Society of Wisconsin, 1986).

